

# CITY OF LOS ALAMITOS

## HOUSING ELEMENT

(as amended by City Council Resolution #1419  
and General Plan Amendment #47-92-B)


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June 1992

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## **SECTION 1.0**

### **INTRODUCTION**

#### **1.1 Background**

In 1967, the housing element became the third mandated element of the General Plan. During the ensuing 15 years numerous revisions were made to the required contents of community housing elements. In 1981, Article 10.6 of the Government Code was enacted and describes the content requirements of local housing elements. This legislation, commonly referred to as the Roos Bill, requires that a local housing element include an assessment of housing needs; an inventory of resources and constraints; a statement of goals, policies and objectives; and a five-year housing program.

The Housing Element is one of seven required elements included in the Los Alamitos General Plan. The Housing Element complies with the letter and spirit of Article 10.6 and responds to the four following issues:

1. What are Los Alamitos's housing needs?
2. What can the City realistically do about meeting these needs?
3. What are the housing goals and policies of the City?
4. What specific actions can the City take to meet housing needs?

#### **1.2 Purpose Of The Element**

The purpose of the Housing Element is to identify local housing problems and needs and to identify measures necessary to mitigate and alleviate these needs and problems for all economic segments of the community. Another key purpose of the Housing Element is to contribute to meeting the State housing goal as stated below:

"The availability of housing is of vital statewide importance, and the early attainment of decent housing and suitable living environment for every California family is a priority of the highest order." (Section 65581).

General, statewide purposes of local housing elements are influenced by the legislative policy and intent of Article 10.6. Section 65581 contains the following declarations which describe the legislature's intent in enacting the most recent revisions to the Housing Element law:

"(a) To assure that counties and cities will prepare and implement housing elements which, along with federal and state programs, will move toward the attainment of the state housing goal."

"(b) To recognize that each locality is best capable of determining what efforts are required by it to contribute to the attainment of the state housing goal, provided such a determination is compatible with the state housing goal and regional housing needs."

"(c) Local and state governments have a responsibility to use the powers vested in them to facilitate the improvement and development of housing to make adequate provision for the housing needs of all economic segments of the community."

"(d) The legislature recognizes that in carrying out this responsibility, each local government also has the responsibility to consider economic, environmental, and fiscal factors and community goals set forth in the general plan and to cooperate with other local governments and the state in addressing regional housing needs."

"(e) Preserving Subsidized Housing Units At Risk - In accordance with Chapter 889, Statutes of 1991, prior to July 1992, local governments must amend their housing elements to include an analysis and programs to preserve assisted-housing at risk of converting to non-low-income uses."

### **1.3 Element Organization**

Section 2.0 presents an overview and evaluation of the previous (1984-89) Housing Element. In accordance with Section 65588 (a) of the Government Code, this section evaluates the actual results of the previous element's goals, policies, objectives, and programs in order to facilitate the formation of the City's 1989-94 element.

Sections 3.0 and 4.0 contain an assessment of the City's population and housing characteristics, as well as an inventory of housing resources.

Section 5.0 presents constraints on the development of affordable housing.

Section 6.0 contains a land inventory with analyses of existing Citywide residential land uses and the identification of sites that have the potential for future residential development.



Section 7.0 presents the statement of goals, objectives, and policies designed to meet the housing needs identified in Sections 3.0 and 4.0.

Section 8.0 is a five year implementation program for the policies identified in Section 7.0. Housing programs, as presented in State law, are intended to accomplish the following:

- Identify adequate sites which will be made available through appropriate zoning development standards and with public services and facilities needed to facilitate and encourage the development of a variety of types of housing for all income levels, including rental housing, factory-built housing, and mobile-homes, in order to meet the community's housing goals.
- Assist in the development of adequate housing to meet the needs of low and moderate income households.
- Address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement and development of housing.
- Conserve and improve the conditions of the existing affordable housing stock.
- Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, or color.

#### **1.4 Relationship To Other General Plan Elements**

The Los Alamitos General Plan consists of seven mandatory elements and optional Parks-Recreation and Growth Management Elements. Pursuant to State law, the Housing Element must achieve internal consistency with all other elements of the General Plan.

##### **1.4.1 Land Use Element**

The Housing Element is consistent with the intensity, density and distribution of residential uses in the City as defined in the Land Use Element. The identification of adequate housing sites is accomplished within the policy framework of the Land Use Element.

##### **1.4.2 Circulation Element**

The Housing Element promotes maintenance and enhancement of the City's housing stock through rehabilitation and new construction of residential dwellings within the framework of the Land Use and Circulation elements. Most of the City's new residential development will be in-fill construction, therefore, roadway infrastructure improvements will not be needed. The Housing Element, which covers a five-year period, does not include

proposals for land use or roadway improvement that are more extensive than can be accommodated by the Circulation Element. Consequently, the Housing and Circulation Elements are internally consistent.

#### **1.4.3    Other General Plan Elements**

The 1989 General Plan was developed during an extensive 18-month planning program. As alternatives and goals were set, these served as data and policy inputs to the Housing Element. Thus, this Element is consistent with the remaining General Plan Elements.

#### **1.5    Citizen Participation**

This Housing Element was prepared concurrently with the preparation of the 1989 General Plan. There were numerous opportunities for citizen participation, including a series of Town Hall meetings, Planning Commission Study Sessions, joint Planning Commission-City Council Study Sessions, and formal public hearings. The input of all citizens was solicited throughout the planning process.







## **SECTION 2.0**

### **REVIEW AND EVALUATION**

This section is devoted to the review of the previous (1984-89) Housing Element. In accordance with Section 65588 (a) of the Government Code, the review will evaluate the actual results of the previous Element's goals, policies, objectives, and programs in order to facilitate the formation of the City's 1989-94 Element.

#### **2.1 Effectiveness of the 1984-89 Housing Element**

Review of the City of Los Alamitos' 1984-89 Housing Element indicates that the goals, objectives, and programs set forth for the past five-year period have been substantially attained. The following is an analysis of the significant differences between what was projected and what was actually achieved. In addition, an evaluation of the appropriateness of the stated goal, policy, objective, and/or action program is included.

##### **1) Streamlined Project Processing and Review**

The City continues to streamline project processing and review at both the staff and Planning Commission levels. Project applications and procedures are regularly reviewed to ensure their accuracy and efficiency. The City of Los Alamitos has been successful in keeping project review time at a minimum and its residential processing time is comparable, if not better, than surrounding cities.

In accordance with this philosophy, in 1989 the City completed a two-year comprehensive General Plan Update Program to fine tune the City's long range planning policies. The process included numerous study sessions with members of the public, the Planning Commission, and the City Council.

In addition to updating the General Plan, the City recently adopted a new zoning ordinance which addresses the City's characteristics as a predominately "built out community." In particular, the new Code is now a "user friendly" and more efficient document aimed at assisting the development community, citizens, and staff in its implementation.

##### **2) Preservation and Improvement of the Existing Housing Stock through the City's Code Enforcement Program**

During the 1985-89 planning period, code enforcement (for building, zoning, sign, and nuisance violations) in the City of Los Alamitos changed from a reactive to a proactive program. For example, during 1987-89, as reported in the annual Planning Report, it was estimated that approximately 95

percent of the (code enforcement) cases processed were through observations on routine inspections throughout the City, while the remaining 5 percent were initiated by citizen inquiries and complaints.

During 1986, a total of 330 code enforcement cases were processed by the City with 78 percent of these cases cleared by the year end. During 1989, a total of 196 cases were processed with 95 percent of these cases being cleared by City officials that year.

### **3) New Construction of Very Low and Low Income Housing Units**

During the 1984-89 planning period, a goal of 132 "very low" and "low" housing units was set for the City for attainment by the Regional Housing Allocation Model (RHAM). The City reached this goal.

In 1989 a 71-unit HUD 202/Section 8 project for low income seniors was approved and constructed. These 71 units will be added to the City's current housing stock for low income individuals, thus meeting a portion of the City's current Regional Housing Allocation Model (RHAM) goal to provide 132 very low and low income housing units. The remaining 61 very low and low income housing units were constructed as market-rate multiple family units in Los Alamitos. The majority of Los Alamitos' newly-constructed units are affordable for very low and low income household.

The City applied the following flexible development standards for the above-mentioned HUD 202 project:

- a) **Increased Dwelling Unit Density** - Approved at 53.6 units per acre while the R-3 District standards permit a maximum of 24.9 units per acre;
- b) **Off-Street Parking** - Approved a .4 spaces per unit while the R-3 District regulations require 2 parking spaces per unit.
- c) **Private Open Space** - Approved with no private open space while City Code requires 200 square feet of outdoor living area per unit in the R-3 Zone.
- d) **Parkland Fees** - The City Council approved a Parkland Fee Ordinance Amendment which excluded low-income housing projects from such fees. Fees waived for this project totaled \$35,500.

- e) **Minimum Unit Size** - Approved with units ranging from 414 to 527 square feet while the R-3 standards specify the minimum unit size is from 450 to 800 square feet, depending on the number of bedrooms.
- f) **Building Setbacks** - Approved with a seven (7) foot rear yard setback while City Code requires ten (10) feet for apartment complexes.
- g) **Minimum Lot Width** - Approved with a lot width of 30 feet for a shared driveway while 60 feet of street frontage is normally required for an interior residential lot.

The City is committed to providing for senior housing opportunities and will continue to explore new avenues and partnerships for the development of low income senior housing.

#### **4) Net Addition to Housing Stock**

The 1984-89 Housing Element set a goal of providing 1026 new units to be completed by June 30, 1989. After analyzing past construction trends in the City, this production goal was unrealistically high. Los Alamitos is a built-out city (1.31 vacant residentially-zoned acres remain) and new housing is dependent on the recycling of existing under-utilized lots.

Between 1980 and 1990, 207 (net) new dwelling units (20.7 dwelling units per year) were added to the City's housing stock. All of these units (new and replacement units) are multiple family dwelling units which typically have rents that are affordable for low and very-low income households. During the past decade, Los Alamitos has contributed its regional share of housing units which serve low and very low income households. The City's remaining under utilized lots have the potential to contribute 735 additional housing units. However, the construction of "upper end" housing on these lots is dependent upon the area's real estate market.

#### **5) Section 8 Rental Assistance**

The 1984 Housing Element's goal for Section 8 was ninety (90) households or a yearly goal of eighteen (18) households to be served over the 1984-89 planning period.

Information obtained from the Orange County Housing Authority (OCHA) indicates a total of 111 cumulative Section 8 Certificates were issued to Los Alamitos residents as of 1985. As of 1989, the overall Los Alamitos' households served by the Section 8 program increased to 126. This equates to 15 new households served during the 1985-89 planning period. Because Section 8 recipients often move from the community where they originally received their assistance, OCHA determined that



during the 1985-89 planning period an average of eleven (11) Los Alamitos-based households were receiving Section 8 rental assistance.

Based upon the City's available Section 8 funds and past trends and ratios, the goal to serve 18 households per year is unrealistic. Since 1985 the program has averaged about 3 new households per year. OCHA verified that the City is appropriately promoting its Section 8 program and the usage of the program is in conformance with trends established for other Section 8 programs based upon its population and need as compared to surrounding Orange County cities. Consequently, the goal to serve 3-4 new house households per year through the Section 8 program is a realistic and attainable goal.

#### **6) Community Improvement Program**

Los Alamitos' "City Pride Program," started in 1987, is a year round program aimed at encouraging property maintenance by identifying and awarding property owners who have exceptionally upgraded or maintained their property. During spring every year, an awards assembly is held to disburse awards to winning property owners and present information on the programs' various components.

An integral component of the program is the promotion of the City's CDBG property rehabilitation programs (for owner occupied and rental properties). Other City Pride Programs components include: Spring Clean Up; code enforcement; graffiti removal; street improvements; local parks improvement; neighborhood watch; and disaster preparedness.

The City Pride Program is an appropriate implementation measure for the 1984-89 Housing Element's goal to preserve Los Alamitos' housing and neighborhoods.

#### **7) Conservation of Existing Mobile Home Units Through Stable Mobile Home Park Zoning**

The 1984-89 Element set a goal to preserve the City's only existing 110-unit mobile home park. During this planning period to present, the City's zoning designation (MH - Mobile Home Zone) and specific General Plan policies have continued to preserve and protect this special housing source. The City recognizes this housing source typically serves the needs of many first-time home buyers, seniors, and low income persons.

#### **8) Housing Rehabilitation Assistance**

As a participating jurisdiction in the Urban County Program, the County administers the City's CDBG-funded rehabilitation programs. Resident interest in rehabilitation assistance

programs. Resident interest in rehabilitation assistance programs has been substantial. Much of this interest can be attributed to the City's promotion of the program through regular advertisements and the City Pride Program.

The 1984 Element's rehabilitation loan goal was 3 units per year or 15 units over the Element's 5-year planning period.

According to the County of Orange Housing and Redevelopment Department between 1984 and 1989 the following loans, grants and rebates were issued within the City of Los Alamitos:

a. CDBG Rehabilitation Grants

1986 - 3 Grants totalling =	\$ 9,320.00
1989 - 1 Grant totalling =	\$ 4,500.00
1990 - 1 Grant totalling =	\$ 13,019.00

b. CDBG Rehabilitation Loans

(Deferred Payment Loans (DPL) and 3% Loans)

1986 - 1 DPL totalling	\$ 15,200.00
1989 - 1 DPL totalling	\$ 40,000.00

c. County's Rebate Program

1985 - 1 Rebate totalling	\$ 3,000.00
1987 - 1 Rebate totalling	\$ 2,871.30
1989 - 1 Rebate totalling	\$ 816.10

d. Rental Rehabilitation Program

1986 - 1 Rental Rehab Rebate	\$ 11,000.00
1989 - 2 Rental Rehab Rebate	\$ 11,250.00

During 1984-89, the County (on behalf of the City) issued seven (7) rehabilitation loans and grants. These were made within the City's CDBG allocation for its housing rehabilitation program. Additionally, three (3) home owners rebates and three (3) rental rebates were made during this time period. Overall, the City issued thirteen (13) loans, grants, and rebates between 1984-89. This accomplishment represents a 2 loan/grant shortfall of the original goal but an 87 percent achievement of the City's anticipated goal. One of these rehab grants assisted a City-based emergency housing project (**Precious Life Shelter** - a shelter for unwed pregnant women.) to obtain a new roof and other building improvements.

9) **Conservation of the City's Apartment Housing Stock Through the Implementation of the Condominium Ordinance**

A goal of the 1984 Element was the continued conservation of the City's supply of market rate rental units by limiting



number of condominiums to 15 percent of the total multiple family units. Currently 51 percent of the City's housing stock is renter occupied.

According to City Building Department's records, 71 condominium units were constructed during 1984. As of 1984, 11 percent of the City's total multiple family units consisted of condominiums.

During subsequent years (1985-89) no condominium units were constructed or created. However, 321 market rate rental multiple family units were constructed during this period. As of 1989, 9.57 percent of Los Alamitos' multiple housing stock were condominiums.

The City is practically built out and the threat to market rate rental multiple family housing units would be from conversion of existing units to condominiums. However, past and current trends suggest there is no immediate threat to the current multiple family rental market from condominium conversions. A safeguard measure, if this trend ever changes, is the City's existing cap of 15 percent condominiums to existing multiple family units.

#### **10) Public Facilities and Improvements**

To augment housing rehabilitation efforts in targeted areas, a portion of the City's CBDG allocation is spent on street reconstruction including installation of new paving, curbs, gutters and sidewalks, street lights, handicap ramps, and sewer connections. During the 1984-89 planning period, the City's CBDG facilities improvement projects were in the Carrier Row and Old Town West Neighborhoods which are the multi-family rental areas of the City.

#### **11) Financial and Planning Assistance for City-Based Emergency Housing/Shelters**

Between 1984 and 1987 Los Alamitos made yearly outright donations of \$1,200 to Hot Line (a Los Alamitos based hot line service to assist homeless individuals.) Since 1988, due to the City's current financial situation, these donations have not been possible.

From a planning perspective, the City has consistently utilized the flexibility within its zoning code's CUP process to tailor (and reduce) its parking requirements and required yard set back areas to facilitate the development of "special needs" housing. Recent projects include a 71-bed low income senior housing development and 14-bed emergency housing shelter for homeless pregnant women (Precious Life Shelter).

#### **12) Provision of Adequate Sites for Residential Development**

By upgrading the General Plan and Zoning Ordinance, the City has nurtured a development environment which is conducive to streamlined project processing for all feasible development projects. In addition, staff maintains a list of available vacant and under utilized residential sites within the City to assist developers of residential projects. In addition, through CDBG and General Fund Revenues, the City guarantees that adequate public improvements are available to all sites within the City.

During 1990, City staff began investigating the feasibility of rezoning a surplus school site (Oak Junior High School) to accommodate a mixed use (housing and retail) project. It is possible that a 4-acre portion of the site could provide over 100 new dwelling units in the City, with 25 percent or more being made available for low- and moderate-income residents.

#### **13) Housing Information, Collection and Dispersal - Including Fair Housing Referrals**

City staff serves as a housing information referral center to assist renters, homeowners, and builders. Current Section 8, Rehabilitation Loan/Grant, low income weatherization program and development standards information are available at the public counter.

In addition, staff refers residents and other interested persons to appropriate County and State housing agencies when the City cannot assist them. In particular, this service includes referral assistance to persons inquiring about fair housing issues or those who feel they are victims of housing discrimination.

#### **14) Flexible Development Standards, Waiving of Fees, and Other Incentives for Low Income Housing**

As discussed previously (Item 3.), Low Income Senior Housing, the City has existing policies and zoning mechanisms (through the Conditional Use Permit process) that can assist in the development of low income housing. These include: increased dwelling unit density (the senior's project was 53.6 du/ac), decreased parking and open space standards, and the waiving of Parkland Fees. These actions are in conformance with the 1984-89 Housing Element's action programs aimed at providing adequate low income housing in Los Alamitos.

Overall, the 1984-89 City of Los Alamitos Housing Element was highly effective in terms of reaching its stated goals and objectives.

However, the following housing-related goals were not achieved to the satisfaction of the City:

##### **1) Establishment of Density Bonuses and other incentives for housing developments incorporating low and moderate income units**

Staff and the Planning Commission have studied a density bonus program for the development of affordable multi-family units. However, the task to write such an ordinance was not accomplished during the 1984-89 planning period as expected. This implementation measure is an effective tool in achieving additional and needed low- and moderate income units in the City. This goal is appropriate and staff will pursue it by writing a density/incentive type ordinance for multi-family development and present it to elected decision makers during the 1989-94 planning period.

##### **2) Rehabilitation of fifteen (15) mobile home units through the City's CDBG (County-operated) rehabilitation program**

Records obtained from the County of Orange indicate that no mobile home units were rehabilitated through the existing rehab/grant program. Fifteen units for rehabilitation is too ambitious (based upon the existing trend of 3-5 total housing units being rehabilitated in the City). A goal of one (1) rehabilitated mobile home unit per year would be a more realistic goal. The City supports the preservation of mobile homes because they provide needed housing for first-time home buyers, seniors and low-income persons. A City-sponsored proactive program is needed to inform mobile home owners of this loan/grant program.









### SECTION 3.0 POPULATION AND EMPLOYMENT CHARACTERISTICS

Los Alamitos' housing needs are a function of local and national job and population levels. Existing and future conditions affecting housing include the following:

- As regional employment and population levels increase, the demand for increased housing units will occur throughout the region;
- At the local level, as Los Alamitos' population increases, so will the need for new housing;
- As the City's existing housing stock ages and deteriorates beyond repair, the need for new housing units will increase;
- A reasonable supply of local housing is necessary to ensure there are enough units for residents to choose from, or in other cases, to "graduate to" as their income level or family size changes.

#### 3.1 General Population Information

As of December 31, 1991<sup>1</sup>, the Department of Commerce, Bureau of the Census estimated Los Alamitos had 11,788 residents and 4,312 dwelling units. Between April 1980 and January 1990, the City's population increased by 259 persons and the number of net housing units by 207.

As illustrated in Table 3-1, which is based upon U.S. Census data, Los Alamitos' population increased by 2.3 percent between 1980 and 1990. This growth rate is significantly less than the growth rate experienced in surrounding jurisdictions and Countywide.

Los Alamitos' low growth rate can be attributed to the City's "built out" character; only 1.31 vacant acres of residentially-zoned acres remain in the City. In addition, Los Alamitos' greying resident/"empty nesters" population typically have smaller sized households.

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<sup>1</sup> In accordance with a letter received by the City of Los Alamitos from the Director of the Bureau of the Census, dated December 31, 1992, the City's revised census population and housing unit counts are as follows:

Population:	11,788
Housing Units:	4,312

It can also be assumed that Los Alamitos' relatively low growth rate is not a result of a decrease in overall housing units. Between 1980 and 1990, according to U.S. Department of Census figures, the number of housing units in the City increased by 207 units. This increase is primarily due to the infilling of multi-family units on lots previously occupied by single family dwellings. However, the City's housing unit increase did not result in a significant population increase due to the decrease in household size.

**TABLE 3-1  
POPULATION TRENDS:  
LOS ALAMITOS AND SURROUNDING JURISDICTIONS  
1980-1990**

<b>JURISDICTION</b>	<b>1980 (a)</b>	<b>1990 (b)</b>	<b>Increase (%)</b>
Anaheim	219,311	266,406	+47,095 (+21.5%)
Costa Mesa	82,562	96,357	+13,975 (+16.7%)
Cypress	40,391	42,655	+2,264 (5.6%)
Hunt. Beach	170,505	181,519	+11,014 (+6.5%)
<b>LOS ALAMITOS</b>	11,529	11,788	+ 259 (+2.3%)
Santa Ana	203,713	293,724	+90,011 (44.2%)
Orange Co.	1,932,709	2,410,556	+477,847 (24.7%)

Source: (a) U.S. Department of Commerce, Bureau of the Census, 1980 and 1990 Census Reports.

Table compiled by Pamela P. Gehrts, Contract City Planner, May 1992.

During the next decade, as the City's resident population continues to age it is reasonable to expect the existing housing stock will be turned over to younger residents of child-bearing age. This situation will cause an increase in local population. In addition, there will also be local population increases from anticipated development of the City's three R-3 zoned areas (East- and West-Old Town and Apartment Row). Overall, the "best-case" build out scenario of these areas, where vacant and under utilized parcels are developed to existing zoning limits, is 936 additional multi-

family units. This build out scenario (based on 2.75 persons per household) would increase the City's population by 2,582 persons.

Table 3-2 displays Los Alamitos' projected population for the year 2010. Southern California Area Governments (SCAG) estimates the City's population will increase by 23.9 percent (2,812 persons or 141 persons per year) between 1990 and 2010. This estimated growth rate is unrealistic, as past trends occurring in the City (between 1980 and 1990) indicate the City's population increased only by 259 persons (26 persons per year).

The 20-year estimated growth rate for Orange County is anticipated to be 24 percent.

**TABLE 3-2**  
**CITY OF LOS ALAMITOS**  
**PROJECTED POPULATION GROWTH: 1989-2010**

	1990 (a)	2010 (b)	Change 1990-2010	
			No.	%
Los Alamitos	11,788	14,600	2,812	23.9
Orange Co.	2,410,556	2,982,197	571,641	23.7

Source:(a) U.S. Department of Commerce, Bureau of the Census, 1990.

(b) SCAG 2010 Population Projections, Regional Growth Management Plan, 1988.

Table compiled by Pamela P. Gehrts, Contract City Planner, May 1992.

### 3.2 Age Characteristics

Table 3-3 shows the City's age characteristics. During the past decade, there was a decline in the number of persons for all categories under age 24 years, except for the age 0-5 years category, which increased by 3.2 percent. For this same time period, there was an increase in the number of persons for all categories over age 24 years, except for the age 45-54 years category, which declined by 15 percent. It is apparent from this data the majority of Los Alamitos' residents have evolved into "empty nesters" and there are significantly less younger persons (under age 24) in the community than there were a decade ago.

**TABLE 3-3  
CITY OF LOS ALAMITOS  
AGE COMPOSITION: 1980 - 1990**

Age Range	1980 # Persons (%)	1990 # Persons (%)	1980-90 # and % Chg
0-5	834 (7.2%)	905 (7.6%)	+26 (+3.2%)
6-13	1,301 (11.3%)	1,242 (10.6%)	-59 (-4.5%)
14-17	910 (7.9%)	624 (5.3%)	-286 (-31.4)
18-20	683 (5.9%)	505 (4.3%)	-178 (-26.1%)
21-24	1,015 (8.8%)	827 (7.1%)	-188 (-18.5%)
25-34	1,899 (16.5%)	2,358 (20.1%)	+459 (+22.8%)
35-44	1,398 (12.1%)	1,786 (15.3%)	+388 (+26.3%)
45-54	1,404 (12.2%)	1,193 (10.4%)	-211 (-15%)
55-64	1,118 (9.7%)	1,021 (8.9%)	+97 (+8.2%)
65+	967 (8.4%)	1,215 (10.4%)	+248 (+25.6%)
TOTAL	11,529 (100%)	11,676 (100%) (a)	+147 (1.3%) (a)
MALE	5,509 (47.8%)	5,620 (48.1%)	+111 (+2%)
FEMALE	6,020 (52.2%)	6,056 (51.9%)	+36 (+.6%)
Median Age	30	31	

(a) Note: this population data does not reflect the Bureau of Census' 12/91 revised population count of 11,788. At the time this table was prepared, revised age categories was not available.

Source: U.S. Department of Commerce, Bureau of Census, 1980 and 1990 Census Reports.

Table compiled by Pamela P. Gehrts, Contract City Planner, May 1992.



### 3.3 Ethnic Characteristics

Table 3-4 depicts 1980 and 1990 Census data for City-wide ethnic characteristics. During 1980, the City's ethnic proportions were 89.8 percent White; 1.4 percent Black; .5 percent American Indian; 3.8 percent Asian Pacific and 5.0 percent Other. Persons of Hispanic origin made up 12.1 percent of the City's population.

1990 Census ethnic data shows the largest shift in the City's population being from the White sector (a 13 percent reduction in Whites), while the other significant change occurred in the "Other" category which increased by 8 percent. The City's Hispanic population remained stable, while the Black and Asian ethnic groups, although a small percentage of the City's population, both doubled in size.

Overall, Los Alamitos has historically been and continues to be predominantly White in ethnicity.

TABLE 3-4  
CITY OF LOS ALAMITOS  
ETHNIC COMPOSITION: 1980 - 1990

Race and Ethnicity	1980		1990	
	Population	%Total	Population	%Total
White	10,293	89.8	9,040	77.0
Black	163	1.4	337	2.9
American Indian	53	.5	45	.4
Asian/Pacific Is.	432	3.8	781	6.7
Other	584	5.0	1473	13.0
Total	11,529	100.0	11,676	100.0
Spanish/Hisp.Origin (a)	1,398	12.1	1,460	13.0

Source: U. S. Department of Commerce, Bureau of Census, 1980 and 1990 Census Report.

(a) The number of persons of Spanish/Hispanic Origin is also displayed in the total number for White persons on the Table.

Table Compiled by Pamela P. Gehrts, Contract City Planner, May 1991.



### 3.4 Employment Trends

Overall, Los Alamitos can be characterized as a "bedroom community" to the larger employment centers in Los Angeles and Orange counties. One measure of community employment balance is determined by the job/housing balance test or the job/housing ratio. SCAG standards for a balanced community (a match between employment and housing opportunities) is a ratio of 1.27 in 1984 and 1.20 in 2010.

As of 1988, according to SCAG's Growth Management Plan, the City's job/housing ratio was 1.69, or 1.69 jobs for every housing unit. The job/housing ratio for Orange County is 1.39. This information indicates Los Alamitos is a relatively "job rich" community. However, as the anticipated build out of the R-3 zoned areas of the City occurs, the City will approach a more balanced job/housing environment.

Table 3-5 displays the 1980-87 per capita income estimates for Los Alamitos. As indicated, the City's per capita income levels in 1980 and 1987 were slightly lower than the Countywide average. However, the City's per capita income levels were in the mid to high range as compared to surrounding jurisdictions.

**TABLE 3-5**  
**CITY OF LOS ALAMITOS**  
**ESTIMATES FOR PER CAPITA INCOME**  
**1980-1987**

JURISDICTION	1980 (in \$s)	1987 (in \$s)	Increase (in \$s)	
			No.	(%)
Anaheim	8,535	13,669	5134	60.0
Costa Mesa	8,985	15,332	6347	70.6
Cypress	9,220	15,259	6039	65.5
Hunt. Beach	9,782	17,343	7561	77.3
<b>LOS ALAMITOS</b>	9,102	15,288	6186	68.0
Santa Ana	6,567	10,499	3932	59.9
Orange Co.	9,597	16,037	6470	67.6

Source: U.S. Department of Census and SCAG Regional Economic Profile, 1989.

As depicted in Table 3-6, approximately 5,681 Los Alamitos residents were employed in 1980. This employment level represents a participation rate of 69.3 percent, which is almost identical to the County rate (69.4 percent). The majority of the City's residents were employed in the manufacturing industry in 1980 (25.2 percent). Employment in the fields of professional services and retail trade accounted for 21.1 percent and 19 percent of the labor force, respectively. The retail and manufacturing fields may expand City-wide as the remaining undeveloped and underutilized retail and light-industrial areas of the City are developed.

**TABLE 3-6**  
**INDUSTRY OF EMPLOYMENT FOR LOS ALAMITOS RESIDENTS: 1980**

INDUSTRY	NUMBER	%
Agriculture, Forestry, Fishing, Mining	54	1.0
Construction	337	6.0
Manufacturing	1,429	25.2
Transportation	208	3.7
Communication & Public Utilities	115	2.0
Wholesale Trade	269	4.7
Retail Trade	1,084	19.1
Finance, Insurance, & Real Estate	296	5.2
Business & Repair Services	283	5.0
Personal, Entertainment & Recreation	247	4.3
Professional & Related Services	1,179	21.0
Public Administration	180	3.2
<b>TOTAL</b>	<b>5,681</b>	<b>100.0</b>

Source: U.S. Department of Commerce, 1980 Census report.  
Table compiled by Pamela P. Gehrts, Contract City Planner, May 1991.









## 4.0

### HOUSING INFORMATION

#### 4.1 Housing Statistics

As of January 1990, Los Alamitos' 11,788 residents were housed in 4,312 houses, apartments, condominiums, and mobile homes. The average Los Alamitos household consists of 2.75 persons.

According to the 1980 Census, the City's population was 11,529 and the total housing units was 4,081. Using 1990 Census data, the City's population has increased by 2.3 percent and the total number of housing units has grown by 207 net units during the past decade.

Table 4-1 displays the City housing stock by type. The table was formulated using 1990 Census data as the baseline.

TABLE 4-1  
CITY OF LOS ALAMITOS  
HOUSING STOCK INVENTORY  
1980 AND 1990

	1980 Total	% of Total	1990 Total	% of Total	1980-90 # Chg	1989-90 % Chg
Single Family	2,464	60.4	2,213	52.0%	-251	-10.2%
2-4 Units	858	21.1	951	22.4%	+93	+10.8%
5+	658	16.0	978	24.0%	+320	+46.6%
Mobile Homes	101	2.5	113	2.6%	+12	+3.0%
Revised 1990 Census Data (a)			+33		+33	
Total Units	4,081	100.0	4,288	100.0%	+207	
Other Units (b)	-	-	24	-	-	-
(1990 Total)			4,312			

(a) According to a December 31, 1991 letter to the City of Los Alamitos from the U.S. Department of Commerce, the official number of city-wide housing units was corrected and revised to 4,312 units, or 33 additional housing units. No data is available on the composition or type of these additional housing units, but based on past construction trends it is valid to assume they are multiple family units.

(b) The "Other Units" housing unit category was used for the first time in 1990 and consists of recreational vehicles, cars, boats, etc. used as housing units during 1990. This housing unit category was not counted during 1980.

Source: Department of Commerce, Bureau of Census, 1980 and 1990 Census.  
Table compiled by Pamela P. Gehrts, Contract City Planner, March 1992.

In 1980, the City's housing inventory was 4,081 dwelling units. According to the data displayed above, between 1980 and 1990 the City's housing stock increased by 207 net dwellings. Most of the net gain (320 units) were multiple-family dwellings consisting of five units or more. Also indicated, is a decrease of 251 single family homes, which is a direct result of demolition of these structures for the construction of new multifamily units.

It should be noted that approximately 552.9 acres or 42 percent of the City's non-military land is zoned for residential use. Of the residentially zoned land, 351 acres or 26.8 percent is devoted to single family residential use and 201.9 acres or 15.4 percent is devoted to multiple family use.

As of January 1990, the City's housing stock included: single family residential: 54 percent; multiple family residential: 44 percent; and mobile homes: 2 percent. Although a majority of the City's land is zoned for single family residential dwelling units, the majority of the City's housing units (52 percent) are occupied by renters.

Listed below is the tenure by housing type expressed in percentage terms:

**TABLE 4-2  
OWNER/RENTER RATIOS BY HOUSING TYPE**

	#Owner	%Owner	#Renter	%Renter	Total
1 Unit	1,778	73.7%	634	26.3%	2,412
Duplex	10	7.6%	121	92.4%	131
2-3 Units	32	7.0%	656	95.4%	688
5+ Units	101	.5%	638	98.5%	648
Mobiles	91	90.1%	10	9.9%	101
Total Occupied Units:	1,921	48.3%	2,059	51.7%	3,980

Source: 1980 Federal Census of Population

Based upon the 7.0 percent increase in the number of multiple family units since 1980, it is reasonable to expect that the percentage of renter-occupied units has increased beyond the 51.7 percent total counted in 1980. In addition, as Table 4-2 indicates, the vast majority of the housing stock added since 1980 has been in multi-family structures which are predominantly renter occupied. Thus, the City's ownership ratio is anticipated to have declined since the last census.

#### **4.2 Age and Condition of Housing Stock**

Table 4-3, which is based on 1980 Census data, displays the time periods (up to 1980) in which housing units were built in Los Alamitos. In accordance with the growth patterns occurring in Orange County, a majority (60.8 percent) of the City's homes were built between 1960 and 1978.

In accordance with 1990 Census data, 207 net new dwelling units were constructed since 1980.

The majority of the City's housing stock is in good condition with the accepted standard for major rehabilitation needs occurring after 30 years. Using 1980 Census information, about 27.4 percent (1,118 units) of the housing stock was 30 years or older in 1990.

However, 1980 Census information does not include the 62 single family homes that were demolished during the last decade. These homes were located in the older areas of the City, and it is reasonable to expect they were 30 years and older.

In ten years, approximately 74 percent of the City's housing stock will be over 30 years old. This situation strongly suggests the potential need for rehabilitation and maintenance of approximately 3,028 dwelling units.

**TABLE 4-3**  
**CITY OF LOS ALAMITOS**  
**AGE OF HOUSING STOCK: 1980**

Year Built	# of Units	% of Total
1939 or earlier	106	2.6
1940 - 1949	158	3.9
1950 - 1959	854	20.9
1960 - 1969	1910	46.8
1970 - 1975	565	13.8
1975 - 1978	320	7.9
1979 - Mar. 1980	168	4.1
<b>Totals</b>	<b>4081</b>	<b>100.0</b>

Source: U.S. Department of Commerce, Bureau of Census, 1980 Census Report.

Table compiled by Pamela P. Gehrts, Contract City Planner.

#### 4.3 Housing Stock Survey

The City conducted a windshield survey during April 1991 to evaluate the structural conditions of its housing stock. The residential structures were rated according to three characteristics: "Sound", "Deteriorating" and "Dilapidated." The data obtained from the survey is summarized in Table 4-4. All residential areas in the City were surveyed and labelled with a corresponding "Study Area Number" ranging from 1 to 6. The Study Area boundaries are shown on Figure I. Areas 1, 5, and 6 were considered to be comprised of housing units that are all in good condition. Consequently, a structure by structure exterior examination was restricted to those housing units found in Areas 2, 3, and 4.

Area 2 consists of "Old Town East" (located north of Katella Avenue, east of Los Alamitos Boulevard, and south of Cerritos Avenue) and "Old Town West" (located north of Katella Avenue, west of Los Alamitos Boulevard, and south of Cerritos Avenue). Area 3 is "Apartment Row" (located south of Katella Avenue, east of Los Alamitos Boulevard and West of Lexington Drive) areas. Area 4 is "Carrier Row" (located south of Katella Avenue, east of Lexington Drive, west of Bunker Hill Drive) and is a single family-zoned area occupied by 30-year and older and smaller homes.

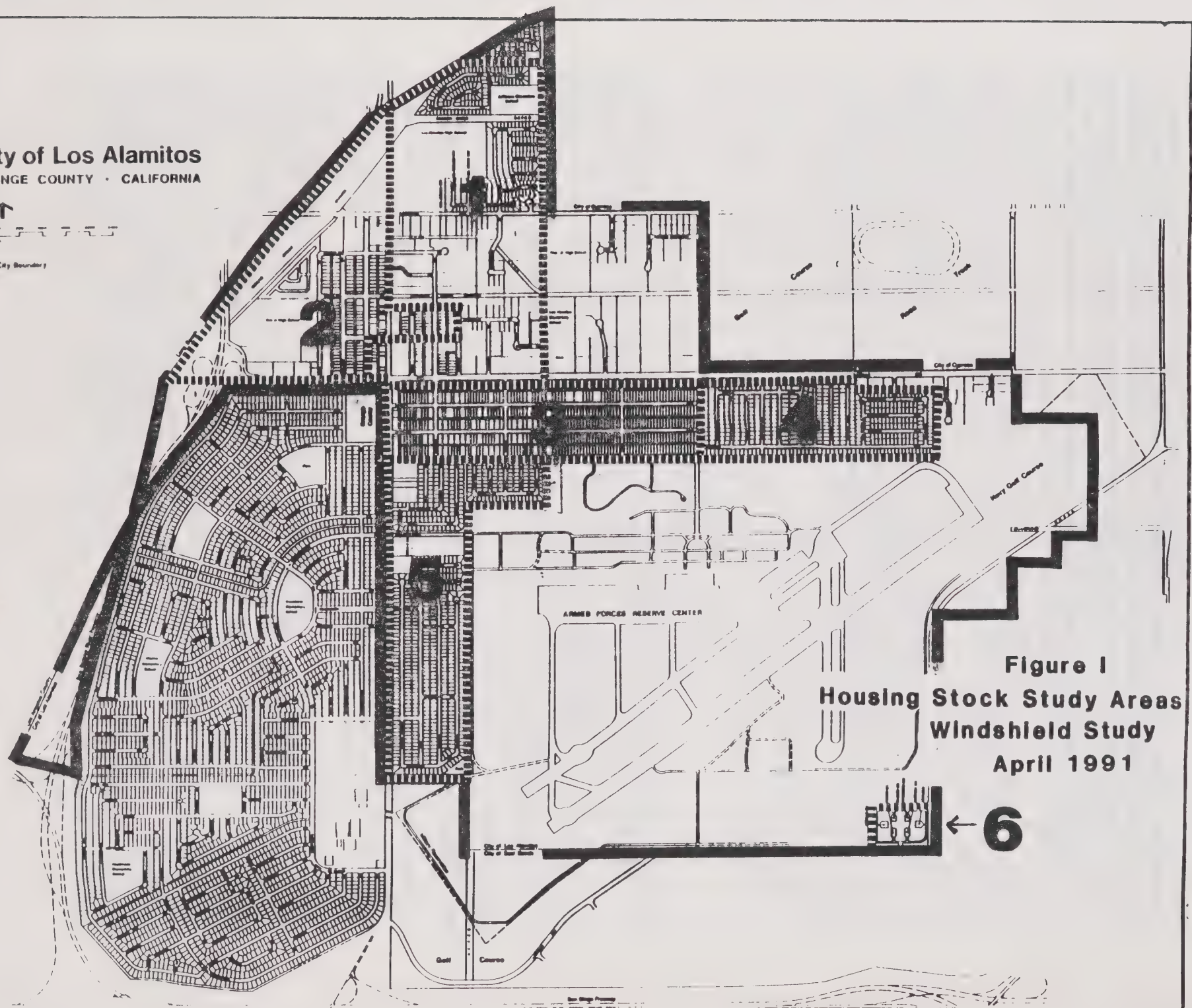


**City of Los Alamitos**  
ORANGE COUNTY • CALIFORNIA

N ↑

Scale 1" = 1/4" Mile

City Boundary



**Figure 1**  
**Housing Stock Study Areas**  
**Windshield Study**  
**April 1991**

← 6



During the past ten years, Study Areas 2 and 3 have gone through a dramatic transformation from being predominantly single family in nature (and consisting of older homes over 30 years old on large lots) to that of a multifamily neighborhood made up of new and well-designed higher-density structures. All three Study Areas are located in the City's HCD target areas and have been prioritized for rehabilitation efforts.

Table 4-4 displays the conditions of structures located in Study Areas 2, 3, and 4. The data shows that overall 91 percent of the housing structures in these areas are rated in sound condition. Structurally deteriorating dwellings account for 8 percent of the total structures, and those in a dilapidated condition constituted 1 percent of the total 861 housing structures examined. In terms of structures requiring more than routine maintenance and upkeep, 68 structures are deteriorating and require substantial maintenance type repair. There are 9 structures that are dilapidated and should be considered for removal from the housing stock if it is found infeasible to repair them.

**TABLE 4-4**  
**CITY OF LOS ALAMITOS**  
**CONDITION OF STRUCTURES - 1991**

Study Area/ Condition	STUDY AREA 2 (Old Town East/West)		STUDY AREA 3 (Apartment Row)		STUDY AREA 4 (Carrier Row)		TOTALS	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Sound	151	87%	330	91%	303	93%	784	91%
Deteriorating	17	10%	29	8%	22	7%	68	8%
Dilapidated	5	3%	3	.8%	1	.4%	9	1%
Totals	173	100%	362	100%	326	100%	861	100%

Source: Windshield Study, conducted by Pamela P. Gehrts, Contract City Planner April 1991.

On a Study Area basis, Study Area 2 (Old Town East and West) has 151 (87 percent) structures that are in sound condition, 17 (10 percent) of the structures are classified as deteriorating, and 5 (3 percent) of the structures are in a dilapidated state. Study Area 3 (Apartment Row) has 330 (91 percent) structures in sound condition, 29 (8 percent) of the structures are deteriorating, and 3 (.8 percent) of the structures are in a dilapidated state. Study Area 4 (Carrier Row) has 303 (93 percent) structures in sound condition, 22 (7 percent) of the structures in deteriorating condition, and 1 (.4 percent) of the structures is in a dilapidated state.

In summary, it is estimated that about one half of all of the repairs required to bring the 68 "deteriorated" structures up to sound condition would require building permits. These cases are considered to have substantial repair needs. The other half of the structures rated in a deteriorated condition could probably be satisfactorily improved without a building permit. Such structures are considered to require only minor repair. If the identified dilapidated units represent a potential threat to the health and safety of the community then demolition should be considered.

The survey revealed that overall Los Alamitos' housing stock, both single and multi-family structures, are very well maintained. It is obvious to the passerby that Los Alamitos' neighborhoods have a strong sense of community pride and homeowner reinvestment.

However as previously noted, in ten years over 74 percent of the City's housing stock will be over thirty years old. This trend strongly suggests a need for increased housing rehabilitation and preservation efforts by the City.

#### 4.4 Housing Payment as a Percentage of Income

Data on gross rent as a percentage of household type by income in 1980 are presented in Table 4-5. In 1980, of the City's 1,921 owner occupied housing units, 484 (25 percent) households in owner-occupied housing units were paying 30 percent or more of their income for housing, and of the City's 2,059 renter-occupied housing units 926 (45 percent) were paying 30 percent or more of their income for housing.

**TABLE 4-5**  
**HOUSEHOLDS PAYING OVER 30% OF INCOME FOR SHELTER: 1980**

Income	Owner	Renter
Less than \$10,000	85	392
\$10,000 to \$20,000	58	454
\$20,000 or more	341	80
<b>Totals</b>	<b>484</b>	<b>926</b>

Source: U.S. Department of Commerce, Census Report 1980.

Another source of data on overpayment of housing is contained in SCAG's 1988 RHAM. According to the RHAM, based on 4,286 Los Alamitos' households in 1988, 108 owner-occupied and 538 renter-occupied lower income households (15 percent of the City's low income households) were over-paying for housing. The total percentage of lower income households over paying for housing in Los Alamitos is 38.5 percent. This data reflects a need to

maintain, and when possible increase, the level of Section 8 subsidies Citywide.

#### **4.5 Overcrowded Households**

Overcrowding as defined by the Department of Commerce is housing units with 1.01 or more persons per room. In 1980, there were 143 households where residents lived in overcrowded conditions. In 1980, 3.5 percent of all the City's households were overcrowded. This percentage, applied to a total households of 4,356 (as estimated by the Department of Finance for 1990) would equate to 153 overcrowded households.

Since overcrowding is considered an affordability issue, it is assumed that a majority of the overcrowded households are included in the 484 households overpaying for housing. Priority should be given by the City to assist households experiencing overcrowding by making rent subsidies (e.g., Section 8 Program) available when possible.

#### **4.6 Special Needs Housing**

The housing needs of resident Los Alamitos households are presented in two ways:

- \* Housing assistance needs
- \* Special housing needs

An assessment of housing assistance needs includes the following:

Analysis and documentation of household characteristics, including level of payment compared to ability to pay ... (Section 65583 (a) (2)) (emphasis added)

...a quantification of the locality's existing and projected housing needs for all income levels. (Section 65583 (a) (1) (emphasis added))

Under present law, a Housing Element also must include an analysis of special housing needs. These needs refer to households having atypical characteristics -- the handicapped, elderly, large families, farm workers, female heads of households, and families and persons in need of emergency shelter.

The State Department of Housing and Community Development has explained how special housing needs differ from other housing needs in the following terms:



"Special housing needs are those associated with relatively unusual occupational or demographic groups, such as farm workers or large families, or those which call for unusual program responses, such as preservation of residential hotels or the development of four-bedroom apartments."

#### 4.6.1 Handicapped Households

Households with one or more members who have physical handicaps sometimes require special design features in the housing they occupy. According to the County's Housing Assistance Plan:

"Handicapped households need housing units with access ramps, wider doorways, assist bars in the bathrooms, lower cabinets, and elevators in two or more story buildings."

Some, but certainly not all, handicapped households have housing assistance needs. According to a county-wide assessment conducted by the United Way in 1986, approximately 300,000 permanently disabled persons resided in Orange County. However, the State Department of Rehabilitation estimates are higher. During 1986, the State estimated that approximately 230,000 Orange County residents are physically disabled, 130,000 persons are developmentally disabled, and nearly 60,000 are both physically and developmentally disabled. According to this source, 15% of the overall County population is disabled.

In 1985, the State of California adopted building regulations which required developments with five or more units of multi-family rental housing to include adaptability features to facilitate accessibility. Although these regulations have resulted in some new rental units that are partially accessible, developers may apply for a hardship waiver to avoid the inclusion of such features. Some developers may also apply the required funds to only one aspect of accessibility, such as an exterior ramp, which would still fail to take into account interior design.

According to the Dayle McIntosh Center's 1988 Orange County-wide disability needs assessment study, accessibility housing stock has not increased significantly in the last decade. Consequently, local municipalities must share in the responsibility of ensuring that adequate handicap-accessible housing is made available to this special needs group of individuals.

According to the 1980 Census, there were 517 persons in Los Alamitos with a work disability which was defined as a physical condition that impeded a person's ability to work. Of this total, 50.3 percent of these disabled persons were unable to work. There is no income data reported in the 1980 Census for persons with these physical disabilities. Because of these data gaps, it is not

possible to estimate the number of lower income householders with a handicapped condition that are residing in Los Alamitos.

In 1980, the City's handicapped population was 5 percent. Based on a straight-line extrapolation, using the Department of Finance's 1990 population figure of 12,206, it is estimated the current number of Los Alamitos handicapped persons is 611.

#### 4.6.2 Elderly Households

Many senior citizens have fixed incomes and experience financial difficulty in coping with rising housing costs. The financial capacity for coping with increased housing costs depends heavily on tenure; that is, the owner or renter status of the elderly households. With infrequent and small increases in income and potentially large increases in housing costs, the senior renter is at a continuing disadvantage compared to the senior owner.

According to the 1980 Census, there were 978 persons who were 65 years of age or older which represented 8.5 percent of Los Alamitos' total population. There were 769 (6.7 percent) households with a elderly head or spouse 60 years of age or older. Assuming senior households grew at the same rate as the City's total number of households, it is estimated there would now be 845 such households in Los Alamitos. It is estimated that 40 percent of these senior households are low income.

According to the 1980 Census, 68 percent of the senior households were homeowners.

Recently a 71-unit HUD 202/Section 8 low income senior housing project was constructed within the City. In addition, Section 8 certificates are allotted for eligible seniors in Los Alamitos. These certificates are all being used and there are an unknown number of elderly households on a waiting list for this rental subsidy program. The City is committed to ensuring that adequate housing exists for seniors, and will continue to investigate and implement feasible methods to address this need.

#### 4.6.3 Farm Workers

Farm workers are one of seven special needs groups referenced in the State law. There were 25 Los Alamitos residents employed in the "farming, forestry and fishing" occupations in 1980. This employment category is an indicator of farm workers and farm worker households. The distribution of the 25 workers is as follows:

*	Farm Managers	0
*	Other Farm Workers	0
*	Related Agriculture	19
*	Forestry and Logging	6
*	Fishing, Hunting and Trapping	0



Agricultural-related workers constituted 0.5 percent of all employed residents of Los Alamitos in 1980. It is assumed that farm workers exist in the same proportions as they did in 1980 and based upon this situation the current housing stock provides adequate housing. Consequently, farm workers are not considered a special need group in Los Alamitos.

#### 4.6.4 Female Heads of Household

Female heads of households tend to have lower household incomes which contribute to their inability to acquire and maintain decent housing and a standard of living. Nationwide during 1990, female heads of households earned about 56 percent of the average income of two person households.

In 1980, the City of Los Alamitos had 477 female head of households. The number of female head of households represents 11.8 percent of all the City's 4,055 households as of 1980. Using a straight line projection method, in 1990 it is estimated that of the City's 4,368 total households, 516 of these were female headed.

In 1980, 52 percent, or 269 of these households had dependent children under 18 years of age. Thirty-three or (6.4 percent) of these female headed households with children were low income.

The 1980 Census did not contain any data on the housing tenure of female headed households, however it is realistic to assume that typically this group's low household income precludes it from home ownership.

Housing needs of female headed households are different from typical households. These special needs areas fall into one or more combinations of the following categories:

1. Access to housing which accommodates children.
2. Access to housing that meets female headed household's ability to pay.
3. Access to housing which is designed for security and convenience.
4. Access to housing which has amenities such as parks and open space to serve the needs of female householders with children.

#### 4.6.5 Large Families

Large families are defined as households with five (5) or more persons. The most recent data available on this demographic characteristic is found in the 1980 Federal Census. In 1980, 502 households or 12.4 percent of the City's 4,055 households had five or more persons. Using this same ratio as applied to the 1990 City estimate of 4,368 households, approximately 542 (12 percent) of all occupied Los Alamitos households were of a large-family status.

Large families have special housing needs because they require larger units than what the market normally provides. In addition, larger housing units are more expensive. Consequently, large families are often forced to occupy inadequate housing because housing stock that meets their needs is beyond their income capacity. It is estimated that a significant portion of these large family households are of a low income status.

**TABLE 4-5**  
**CITY OF LOS ALAMITOS: HOUSEHOLD SIZE -- 1980**

<u>Number of Persons in Household</u>	<u>Number of Households</u>	<u>Percentage Distribution</u>
1	677	16.7%
2	1,380	34.0%
3-4	1,496	36.9%
5+	<u>502</u>	<u>12.4%</u>
	4,055	100.0%

**Source:** 1980 Federal Census of Population and Housing.

Most (65.2 percent) of the City's large-family households are homeowners, according to the 1980 Census:

**TABLE 4-6**  
**CITY OF LOS ALAMITOS: HOUSEHOLD SIZE BY TENURE -- 1980**

<u>Household Size</u>	<u>Owners</u>	<u>Renters</u>
5 Persons	170	86
6+ Persons	<u>145</u>	<u>82</u>
	315	168
	65.2%	34.8%

#### 4.6.6 Homeless

There are many social, economic and physical conditions which have combined to increase the homeless population throughout the State of California. In September 1984, the Governor signed Assembly Bill 2579, adding "families and persons in need of emergency shelter" to the special needs groups to be considered in each jurisdiction's Housing Element.

During the past decade, the number of homeless Orange County individuals has risen significantly. The Orange County Homeless Task Force estimates that between 8,000 to 10,000 persons are homeless in Orange County.

The following client information (extracted from the 1989 Orange County Housing Element) was compiled by one service provider based on 5,940 homeless clients served during one month:

- o "Of the 5,940 persons assisted, 4,572 (77 percent) were families with children. Forty-two percent of the total (2,524) were children. The remaining 23 percent were individual adults.
- o 60 percent had lived in Orange County at least 10 years.
- o 40 percent were mentally disabled, and 10 percent of those also had physical or sensory disabilities.
- o Many were employed full-time.
- o Many were not receiving governmental assistance (AFDC, General Relief, etc).
- o Those wishing to work had difficulty finding jobs due to lack of a mailing address, phone, bathing facilities, and in the case of single parents, low-cost child care facilities."

In February 1990, the report entitled, "Demographic Profile and Survey of Homeless Persons Seeking Services in Orange County" was prepared by the Orange County Homeless Issues Task Force. Most of the study's findings follow the client characteristics identified by the above service provider. In addition, the two reasons most often cited by respondents as to why they become homeless was "loss of job" and "cannot afford housing."

A survey of City officials and homeless advocates, conducted during May 1991 in the City of Los Alamitos, indicate that approximately 20 to 40 homeless persons seek assistance from local organizations on a monthly basis.

City Officials and the Los Alamitos Police Department estimate that approximately 5 persons a month are either unsheltered or live out of their cars in Los Alamitos. There may be other homeless persons who are not as visible (living in non-habitable structures), however the Police Department does not consider this a common situation in Los Alamitos. Other homeless people have been sighted along the freeway right-of-way near the City boundary and the river wash. These people are assumed to be transients traveling through the area rather than displaced Los Alamitos residents.

The low number of homeless persons reported in Los Alamitos is probably due to the fact that there are services available to meet most of the needs of the homeless population of Los Alamitos and surrounding jurisdictions.



Services located in the City include the following:

- 1) **Precious Life** (310-431-5025) a private facility for pregnant and homeless women and their infants, has a current 10-bed adult capacity and 4-bed capacity for infants. The shelter was established in 1988 and has received approximately \$15,000 from the City's CDBG funds for rehabilitation.

On the property adjacent to the shelter (within an existing house), construction is under way for the addition of 6 more beds, a classroom, and administrative offices. The shelter has eventual plans to expand its capacity to serve 35 women. The shelter occupies about .5 acres and consists of numerous on-site buildings. The shelter is close to shopping and bus stops. Permitted shelter stay is 1 year. On-site services include counseling in child care, job seeking and living skills, and assistance with obtaining educational opportunities.

Interviews with shelter staff indicate that between January and December 1990, 47 adult women and 23 infants were served. The average bed nights for adults were 81 and 42.5 for infants. The shelter typically operates at about a 90 to 95 percent capacity.

- 2) **Casa Youth Shelter** (310-594-6825) provides shelter and professional counseling for teenage runaways and youths in crisis. The shelter was established in 1978 in Los Alamitos. Since its establishment, Casa Youth Shelter has served 5,902 youths and 21,837 family members, reunited 5,017 youths with their families, and referred 864 youths to alternative living situations. The shelter currently has 12 beds, three of which are for longer term stays.

During 1989-90, 417 youth were served over a period of 3,783 shelter days. Counseling service was provided for 8,550 youth and the genetic make up of those served was 58 percent female and 42 percent male.

According to the shelter's 1989-90 statistics, about 4 percent of its clients were Los Alamitos residents, with 61 percent coming from surrounding Orange County cities and about 35 percent from adjacent counties.

Interviews with shelter staff indicate that Casa Youth Shelter's usage averages about 80 percent. No one is turned away if the shelter is full as the shelter will find placement for those individuals.

Until 1988, the City of Los Alamitos made yearly contributions to the shelter. However, due to difficult financial situation these donations can no longer be made.



- 3) **"We Care"** (310-596-9918)- this group is an incorporated, non-profit consortium of 8 to 10 Los Alamitos area churches. Interviews with the consortium's president (Myldred Jones) indicate that "We Care" provides an array of services and assistance to those in need. "We Care" is primarily set up to serve the needs of Los Alamitos residents. Whether it be hot meals, needed rent or utility money, or employment assistance, "We Care" is there to assist area families and individuals who find themselves in a difficult situation due to a job loss or a family illness.

According to Ms. Jones the exact number of persons served by "We Care" per month is difficult to assess. However, a safe estimate is between 20 to 40 persons per month.

- 4) **Hotline of Southern California** - (310-594-0960) This referral service is based in Los Alamitos and provides housing, employment, and medical referrals for Orange County persons in need.

Table 4-5 identifies social service agencies providing services to homeless individuals and families within Los Alamitos and surrounding Orange County cities.

**TABLE 4-5**  
**ORANGE COUNTY INVENTORY OF FACILITIES AND SERVICES FOR THE HOMELESS**  
**Beds**

---

1.	Women's Transitional Living Center (domes.violence)	75 beds
2.	Christian Temporary Housing Fac.	60 beds
3.	Interval House (domestic violence)	24 beds
4.	Orange Coast Interfaith Shelter	20 beds
5.	Dayle McIntosh Center (handicapped)	6 beds
6.	Episcopal Service Alliance, Martha Hse (women)	10 beds
7.	Orangewood (dependent children)	186 beds
8.	Emergency Shelter Housing (children)	98 beds
9.	Irvine Temporary Housing	20 beds
10.	Brother of Charity	30 beds
11.	YWCA (women)	20 beds
12.	Salvation Army	<u>76 beds</u>
<b>Subtotal:</b>		<b>625 beds</b>

**TABLE 4-5, Continued**  
**ORANGE COUNTY INVENTORY OF SERVICES AND FACILITIES FOR THE HOMELESS**

Specialized Beds

1. Alcohol Program (39 detox.&115 recovery beds)	154
2. Drug Residential Program	131
3. Psychiatric Inpatient Hospital	299
4. Transitional Living Center (mentally ill adults)	<u>30</u>
<b>Subtotal of beds:</b>	<b>614</b>

TOTAL BEDS: 1,239









## SECTION 5.0

### CONSTRAINTS

Governmental and market constraints both have the potential to affect the City's ability to provide and maintain affordable housing. The City's land use controls, site improvement requirements, building codes and application fees, although developed to ensure quality and sound development, may play a role in limiting the production of affordable housing for all income levels.

#### 5.1 Governmental Constraints

##### 5.1.1 Land Use Controls

The City's Zoning Ordinance contains standards to ensure that existing and future development is compatible and aesthetically pleasing. Zoning regulations are accepted as necessary mechanisms that protect the less intensive uses, (e.g., residential), from more intensive and often incompatible commercial and industrial uses. By controlling and limiting the location of various land uses (e.g. commercial, industrial, community facilities, and residential) the City's healthy and high quality living environment is protected. In addition to zoning, the City's built out character also determines if, when, where, and how development will occur.

Like most California cities, Los Alamitos' Zoning Ordinance is the implementation mechanism for the policy criteria set forth in the City's General Plan. The City's Land Use Element of the General Plan and Zoning Ordinance have three residential designations, which allow for a range of residential densities from low density (which allows up to 7.3 dwelling units per net acre) to high density (which allows up to 24.9 dwelling units per net acre). These residential densities with permitted uses (in a General Plan format) are as follows:

Single-Family Residential (1-7.3 du/ac) -- detached single-family homes on individual lots and planned unit developments.

Limited Multi-Family (7.4-14.5 du/ac) -- single-family residences, duplexes, triplexes, townhouses, condominiums and apartments.

Multi-Family Residential (14.6-24.9 du/ac) -- all types of development permitted in the less intensive residential categories plus provisions for rest homes, convalescent hospitals and mobile home parks.

As discussed previously, most of the City's residentially-zoned land is developed. However, through the development of vacant land, surplus land, and under utilized land, 936 housing units could be accommodated under the City's current General Plan (refer to Table 6-3). During the five-year time frame of this Housing Element, the City expects to develop 399 housing units as required by SCAG's Regional Housing Needs Assessment Model (RHNA.)

Second Units/"Granny Flats": The City acknowledges the provisions of State law (Government Code Sections 65852.1 and 65852.2) which requires local agencies, who have not adopted an ordinance governing second units prior to July 1, 1983, to accept and approve or disapprove such an application (for a second unit which complies with the criteria listed in Section 65852.2 (a) (1)) within 120 days after receiving the application."

Mobile and Manufactured Homes on Single Family-Zoned Lots: In accordance with Section 65852.3 of the Government Code, mobile and manufactured homes are permitted on single family-zoned lots subject to architectural review of the proposed structure's roof overhang, roof material, and siding material.

In addition to the land use standards listed above, certain residential projects require review by the City's Planning Commission through the Site Plan Review process. This process ensures the project will be compatible with surrounding land uses and will not generate individual or cumulative environmental impacts. The Site Plan Review process is relatively streamlined, with the typical application being heard by the Planning Commission within 4-6 weeks of filing. The fee for the Site Plan Review process is \$275.00; there is no charge for additions to existing single family dwellings.

Residential projects subject to Site Plan Review include: tentative parcel and tract maps, residential development plans, conditional use permits, and the addition of square footage to an existing multiple family residential structure.

The Conditional Use Permit process offers "zoning relief" or flexibility for various residential uses: construction of multifamily units on R-2 zoned lots where an existing unit is to remain; town houses and condominiums; mobile home parks in R-2 and R-3 zones; residential care facilities; and senior citizen and emergency shelter projects. Under the Conditional Use Permit process, when certain findings can be made, parking standards, required setback areas, etc. may be reduced to accommodate special needs housing (e.g., emergency housing/shelters, low income housing, etc.) The fee for a Conditional Use Permit is \$425.00. Typically, the Planning Commission takes action on a Conditional Use Permit application within 4-6 weeks of its filing date.

### 5.1.2 Fees and Improvements

The City charges various fees for the administration of the zoning ordinance and the processing requirements. According to Resolution No. 1325, the fees and charges are established in amounts sufficient to provide revenue equal to the cost of administration of the adopted Zoning Ordinance and are reasonably and fairly allocated on the basis of burdens imposed and benefits received by persons required to pay such fees and charges. Certain fees are waived by the City for the provision of lower income and senior citizen housing.

The following schedule depicts the City's fees for planning-related applications:

Site Plan Review	\$275*
Conditional Use Permit	\$425
Variances	\$425
Zoning Ordinance Amendments	\$625
General Plan Amendments	\$725
Planned Sign Program	\$150
Appeals	1/2 of the original filing fee
Tentative Tract Map	\$50 + \$4 a lot for first 25 lots or acres + \$3 a lot for the next 25 lots/acres, + \$2 a lot for each additional lot in excess of 50 acres.
Final Tract Map	\$150 + \$3 a lot
Tentative Parcel Map	\$35 for first two lots + \$10 for each additional lot

- \* Additions to existing single family residential structures in the R-1 zone are reviewed at no charge and there is no charge for all single family residential appeals of Planning Commission decisions to the City Council.

In addition, parkland fees are charged on the amount of land necessary to accommodate the increased population generated by development in the community. The fees for 1990 and 1991 are listed below:



<b>Parkland Fees For:</b>	<b>1990</b>	<b>1991</b>
Single-Family Dwelling Unit	\$2,550	\$3,125
Duplex Family Dwelling Unit	2,125	2,625
Multiple-Family, Townhouse, Condominium	1,875	2,325
Mobile Homes	1,400	1,700

Los Alamitos is a highly urbanized city and most of it is served by necessary infrastructure, such as streets, sewer, electrical and water facilities. Consequently, the land development costs are less in Los Alamitos than what exists in less urbanized or rural areas. Some of the typical improvements required of residential developments include: Landscaping on-site, trash enclosures, lighting in off-street parking areas, concrete curbs, replacement/installation of sidewalks, widening of alleys, handicap ramp on curb return, and removal and/or replacement of trees.

As discussed previously, the majority of Los Alamitos is built out and future residential development will occur from under utilized parcels. These parcels typically range in size from 7,000 to 9,000 square feet and will yield about 4-5 multiple family units each. Using this criteria, Table 5-1 depicts the typical development fees associated with a 5-unit multiple family residential development. Development fees for single family construction are estimated at \$9,000 per unit, while fees associated with multi-family construction are much lower at \$7,034.95 per unit. The most significant development fees are school, parkland, and sanitary sewer fees. Los Alamitos' development fees are either comparable or less than those in effect for surrounding cities and for the region as a whole.



**TABLE 5-1**  
**CITY OF LOS ALAMITOS**  
**FEE SUMMARY FOR TYPICAL**  
**LOW DENSITY RESIDENTIAL PROJECT**

TYPE OF FEE	TOTAL COST
<u>Planning Fees</u>	
Site Plan Review	\$ 275.00
Tentative Tract Map	70.00
Environmental Review	75.00
Subtotal	\$ 420.00
<u>Building Fees</u>	
Plan Check	\$ 969.40
Building Permit	1,318.50
Electrical Permit	343.70
Mechanical Permit	197.60
Plumbing Permit	385.00
Energy	85.00
School Fees	9,344.40
Calif. Earthquake Tax	29.35
Subtotal	\$ 12,672.95
<u>Engineering Fees</u>	
Final Tract Map	\$ 165.00
Grading Permit	91.79
Sewer Connection	750.00
Sewer Plan Check	300.00
Park Fees	9,375.00
Orange County Sanitation District	11,400.00
Subtotal	\$ 22,081.79
TOTAL FEES	\$ 35,754.74
Per Unit	\$ 7,150.95

Source: City of Los Alamitos  
 Compiled by Pamela P. Gehrts, Contract City Planner  
 May 1991

- (a) Calculations are based on 24 units to the acre - 5 total units;
- (b) 5990 square feet of living area with a 1,000 sf garage;
- (c) Building valuation of \$293,510.

### 5.1.3 Building Codes and Enforcement

To regulate the construction features of new development and the maintenance and improvement of housing, the City has adopted the 1988 version of the model building codes.

The City has not adopted standards or requirements more stringent than those already incorporated in the model codes.

In regard to housing preservation through code enforcement, the City's main objective is to protect the quality of the housing stock and the health and safety of its citizens. Current code enforcement activities do not attempt to penalize older structures built under less stringent codes. Rather, the City's focus is geared toward activities, such as illegal room additions or garage conversions, which have the potential to create health and safety hazards or unsatisfactory aesthetic situations.

Included in the City's codes affecting residential development are its parking requirements. These are as follows:

Single family dwellings	two parking spaces within a garage
Two family dwellings	two parking spaces per unit, one of which is covered or enclosed
Multiple Family dwellings	two parking spaces per unit, one of which is covered or enclosed
Condominiums	two parking spaces per unit within a garage or carport, and one guest parking space for every two units
Senior, emergency or low income housing	per Conditional Use Permit

The City has adopted a fire sprinkler ordinance which requires the installation of sprinkler systems in all new multiple family residential developments. Sprinklers run about \$1.00 per square feet in construction costs.

### Processing Time

Processing time for residential projects varies according to the complexity of the proposal. Typically, the Site Plan Review and Conditional Use Permit processes take about 6 to 8 weeks from the date of application submittal. If the project also includes Planning Commission action on a Tentative Subdivision Map (as in

the case of condominiums) then Staff will process it concurrently with the Site Plan Review, CUP, and any required environmental documentation.

Engineering plan check, for a typical and uncomplicated project (such as the one described in Table 5-1) in Los Alamitos, normally takes from two to four weeks. Building Department plan check for the same type of project may also take from two to four weeks. Overall, the typical processing time for a 5-unit multiple family project, from project submittal to building permit issuance, may take from 10 to 16 weeks.

Los Alamitos' processing time for residential projects is comparable to that of surrounding jurisdictions. The City is sensitive to the fact that costs are incurred by developers while they are "holding land" that is going through governmental approval processes. These costs, are in turn passed on to the home buyer and contribute to rising housing prices.

## **5.2 Non-Governmental Constraints**

Rising costs for renter- and owner-occupied housing poses problems for a majority of California residents. In particular, persons who do not have stable and substantial monthly incomes (such as special needs persons) and persons just entering the home buyers market are most substantially affected. Overall, decreased opportunities in the housing market have a negative effect on consumers, suppliers (builders), and the economy as a whole.

Factors that affect the cost of housing include: land, materials, labor, and financing. In many cases when the market is characterized by high costs relating to these variables, many existing homeowners choose to rehabilitate their residences instead of "trading up" while other residents may find housing (for rent or purchase) out of their reach.

### **5.2.1 Vacant Land**

The City of Los Alamitos is virtually built out. Approximately 1.31 acres of residentially-zoned land remain vacant in the City. This constraint may inhibit the City's ability to attract a wide range of housing types to suit the needs of a varying population. The lack of vacant land particularly affects the "high end" or single-family housing market. Without available vacant land it is very unlikely the City will be able to provide the 154 new "upper income" housing units required by SCAG's Regional Housing Needs Assessment. In addition, with the limiting "cap" on high end housing in the City, this housing type becomes a scarce commodity with a high price to match. In turn, without an ample supply of "trade up" housing, many residents may be required to relocate to other cities where housing supplies do exist.



Availability of rental units in Los Alamitos is good, with over 51 percent of the City's population being renters. Infill development on existing under utilized multiple family lots could result in over 936 new units. The multiple family market has the flexibility to serve a wider range of occupants: owners, renters, and special needs persons.

#### 5.2.2 Construction Costs

Residential construction costs consist of two components: the price of materials and the cost of labor. According to the International Conference of Building Officials (ICBO), single family construction costs currently average about \$61.25 per square foot. This represents over a 100% increase since 1980. This cost increase is primarily due to the rising costs of lumber and the salaries of construction professionals.

In accordance with ICBO building valuation data, based upon the cost criterion for a Type V construction, the average construction cost for a 2,500 square foot single family home in Los Alamitos (@ \$61.25 per square foot) is approximately \$153,625; and the average cost of construction for a typical 5-unit (5,500 square feet) multiple family building (@ \$49.00 per square foot) is \$269,500, or \$53,900 per unit. Land costs and development fees add approximately 30 percent to 40 percent to the overall cost of the units making an average single family home cost about \$207,394 and a typical 5-unit multiple family structure about \$363,825, or \$73,165 per unit.

Land costs play an important role in the rising cost of housing. As building land becomes scarcer, the more valuable the land becomes. With less land, housing suppliers experience more difficulty in providing new housing units and the demand for intensification of existing neighborhoods (increased housing densities) may occur.

#### 5.2.3 Land Costs

According to the Orange County Board of Realtors, the median price for single family homes in Orange County increased 79 percent from \$132,758 in 1985 to \$238,600 in 1991. According to local realtors, the current median priced home in Los Alamitos is \$225,000.

As discussed previously, there are only 1.31 acres of residentially zoned vacant land in Los Alamitos. According to a local realtor, an R-3 zoned parcel, approximately .17 acres or less in size and occupied with an existing single family dwelling unit, would list between \$275,000 to \$300,000. For the purposes of recycling of these parcels into multiple family use, this land cost translates into a 30 to 35 percent cost per multiple family unit, or about \$58,100 per unit.



#### 5.2.4 Cost to Home Buyers

Home ownership in Los Alamitos and Orange County is limited to those who have the funds for the required down payment and the income to support the current payment schedules. Based upon the price of a median priced Los Alamitos home (\$225,000), a 20 percent down payment would represent \$45,000. Many first time buyers and others face the constraint of not having the ability to accumulate the necessary capital to enter the housing market. In addition, a buyer needs an annual household income of about \$75,000 to \$80,000 to qualify for a monthly payment of \$2000 at a fixed interest rate of 10.5 percent.

According to the California Association of Realtors, it is estimated that only about 16 percent of the County's households can qualify for a single family detached housing unit.

Higher housing prices in Los Alamitos can be attributed to the fact that the City is a good place to live. Los Alamitos' good housing stock, close proximity to beaches, freeways, employment centers, and shopping centers are very attractive attributes for existing and potential homeowners. In addition, the community's excellent schools and parks all contribute to the City's long list of amenities.

#### 5.2.5 Financing Cost Trends

A survey of mortgage interest rates charged by California's largest financial institutions was published on February 24, 1989. That survey encompassed eight banks and 29 savings and loans. The "fixed" rates, which were quoted on a 30-year loan for an amount of \$87,600, ranged from 11.02 percent to 11.53 percent for banking institutions and from 10.87 percent to 12.169 percent among the savings and loans.

The current interest rates for 30-year range from 9.5 percent to 12.5 percent. A 3 percent increase from 9.5 percent to 12.5 percent in the mortgage interest rate for a \$100,000 loan results in a monthly payment increase of \$225.00+. Assuming an allocation of 30 percent of gross monthly incomes for mortgage payment costs, the dollar increase would cause the need for an additional \$750 in monthly income or \$9,000 a year. Thus, declining or escalating interest rates contribute to pricing people in or out of the housing market.

Most of the housing sales activity in Los Alamitos is in the resale, not new, housing market. It is difficult to determine the predominant mortgage financing characteristics of the resale market, e.g., down payment requirements, sellers holding seconds, and other associated factors.

With respect to the availability of financing, State laws have an influence. For instance, State law promotes fair lending practices and investment in all neighborhoods. Under California law, it is against public policy to deny mortgage loans or adversely vary the terms of such loans because of the conditions, characteristics or trends in a neighborhood that are unrelated to the applicants credit history or the value of the real property security offered. (Section 35801 of the Health and Safety Code). The State has enacted administrative regulations which provide for disclosure of loan patterns and prohibit discrimination in lending practices while allowing lenders to continue to make or deny loans for prudent business reasons.







## 6.0

### HOUSING OPPORTUNITIES AND RESOURCES

#### 6.1 Land Inventory

##### 6.1.1 Zoning

As Table 6-1 indicates, approximately 552.9 acres or 42 percent of the City's non-military land is zoned for residential use. Of the residentially zoned land, 351 acres or 26.8 percent is devoted to single family residential use and 201.9 acres or 15.4 percent is devoted to multiple family use. (See Figure II, which depicts City-wide zoning.)

**TABLE 6-1  
CITY OF LOS ALAMITOS  
RESIDENTIAL ZONING  
1991**

ZONING	1984 - TOTAL ACREAGE DESIGNATED (%) OF TOTAL CITY (a)	1991 - TOTAL ACREAGE DESIGNATED (%) OF TOTAL CITY*
Low Density Residential (6 du/gross acre)	351 acres (26.8%)	353.2 acres (26.8%) ((b) +2.20 acres <sup>1</sup> )
Limited Multi- Family Residential (14.5 du/gross acre)	23.3 acres (1.8%)	23.3 acres (1.8%) (No Change)
Multi-Family Residential (24.8 du/gross acre)	178.6 acres (13.6%)	180.6 acres (13.8%) ((c) +2.0 acres)
TOTAL AREA RESIDENTIALLY ZONED	552.9 acres (42.1%)	557.1 acres (42.1%) (+4.2 acres)

(a) Percentage is based upon 1,312 acres which is the City's total 4.3 mile area (2,752 acres) minus 1,440 acres devoted to military use.

(b) Rezoning of 2.2 acres along Green Avenue from C-G (General Commercial) to R-1 (Single Family Residential).

(c) Rezoning of 2.0 acres along Chestnut Street from C-G  
Source: Los Alamitos Community Development Department;  
Compiled by Pamela P. Gehrts Contract City Planner, May 1991.

oning

# City of Los Alamitos

ORANGE COUNTY • CALIFORNIA

Sausalito Street Site

N ↑

0 1000 2000 3000

City Boundary

Zone Boundary

R-1 Single Family Residential

R-2 Limited Multiple Family Residential

R-3 Multiple Family Residential

M-H Mobile Home Park Residential

C-F Community Facilities

C-O Commercial Professional Office

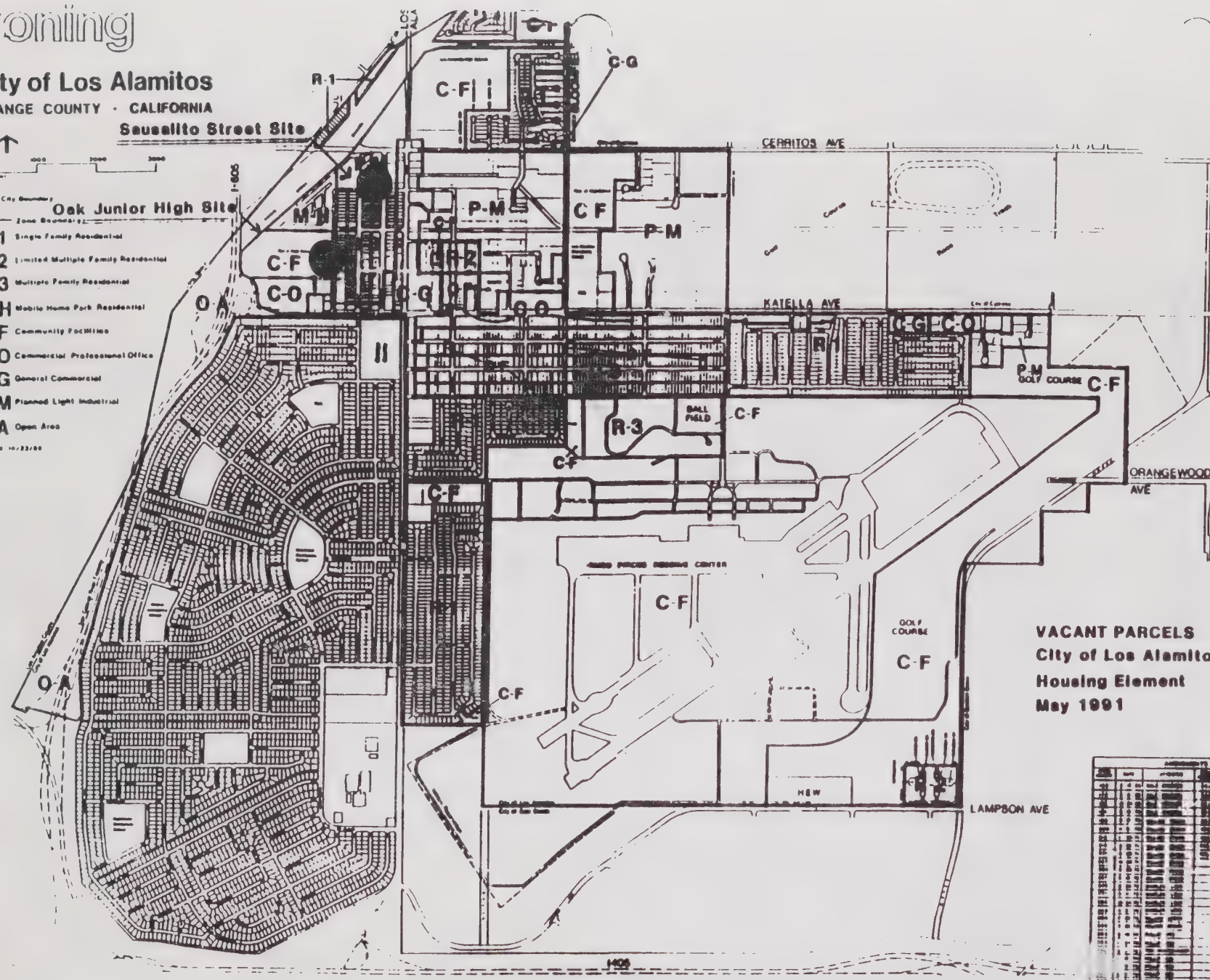
C-G General Commercial

P-M Planned Light Industrial

O-A Open Area

Revised 10/22/88

Oak Junior High Site



VACANT PARCELS  
City of Los Alamitos  
Housing Element  
May 1991

Parcel No.	Area (Ac.)	Owner	Address	City	County	State	Zip	Notes
1	0.15	City of Los Alamitos	1000 Sausalito St	Los Alamitos	Orange	CA	92646	Vacant
2	0.15	City of Los Alamitos	1000 Sausalito St	Los Alamitos	Orange	CA	92646	Vacant
3	0.15	City of Los Alamitos	1000 Sausalito St	Los Alamitos	Orange	CA	92646	Vacant
4	0.15	City of Los Alamitos	1000 Sausalito St	Los Alamitos	Orange	CA	92646	Vacant
5	0.15	City of Los Alamitos	1000 Sausalito St	Los Alamitos	Orange	CA	92646	Vacant
6	0.15	City of Los Alamitos	1000 Sausalito St	Los Alamitos	Orange	CA	92646	Vacant
7	0.15	City of Los Alamitos	1000 Sausalito St	Los Alamitos	Orange	CA	92646	Vacant
8	0.15	City of Los Alamitos	1000 Sausalito St	Los Alamitos	Orange	CA	92646	Vacant
9	0.15	City of Los Alamitos	1000 Sausalito St	Los Alamitos	Orange	CA	92646	Vacant
10	0.15	City of Los Alamitos	1000 Sausalito St	Los Alamitos	Orange	CA	92646	Vacant

Figure 11

VACANT PARCELS



According to January 1990 Department of Finance figures, the City's housing stock included the following: single family residential: 54 percent; multiple family residential 44 percent; and mobile homes: 2 percent. Although a majority of the City's land is zoned for single family residential dwelling units, the majority of the City's housing units (52 percent) are occupied by renters.

#### 6.1.2 Vacant Land

Los Alamitos is virtually a built out community. According to Table 6-2, there are only 1.31 vacant acres (.24 percent) of residentially-zoned land in the City. Figures II and III depict vacant land and areas of under utilized parcels. Existing residentially-zoned vacant land consists of 7 small non-contiguous parcels (.25 acres or less) which are located in the Old Town West and East, and Apartment Row areas. Figure III depicts the existing land use conditions (including vacant parcels) for these three areas. The build out potential for these area's vacant lots is estimated to be 30 new multi-family units.

**TABLE 6-2  
CITY OF LOS ALAMITOS  
VACANT LAND SUITABLE FOR RESIDENTIAL DEVELOPMENT**

CURRENT ZONING	VACANT ACREAGE (±)	POTENTIAL DWELLING UNITS
Low Density Residential (6 du/gross acre)	0.00	0
Limited Multi-Family Residential (max. 14.5 du/gross acre)	.21	3
Multi-Family Residential (max. 24.9 du/gross acre)	1.1	27
Sites with residential redevelopment potential, but currently zoned non-residential(b)	2.93 (Site A)	72
	4.0 (Site B)	99
<b>TOTAL</b>	<b>8.2 Acres</b>	<b>201</b>

- (a) Refer to Figures I and II for location of the general location of vacant parcels.

# zoning

City of Los Alamitos  
ORANGE COUNTY • CALIFORNIA

N ↑



--- City Boundary

--- Zone Boundary

R-1 Single Family Residential

R-2 Limited Multiple Family Residential

R-3 Multiple Family Residential

MH Mobile Home Park Residential

C-F Community Facilities

C-O Commercial Professional Office

C-G General Commercial

P-M Planned Light Industrial

O-A Open Area

Revised 10/22/90

Old Town West

Old Town East

CERRITOS AVE

KATELLA AVE

Apartment Row

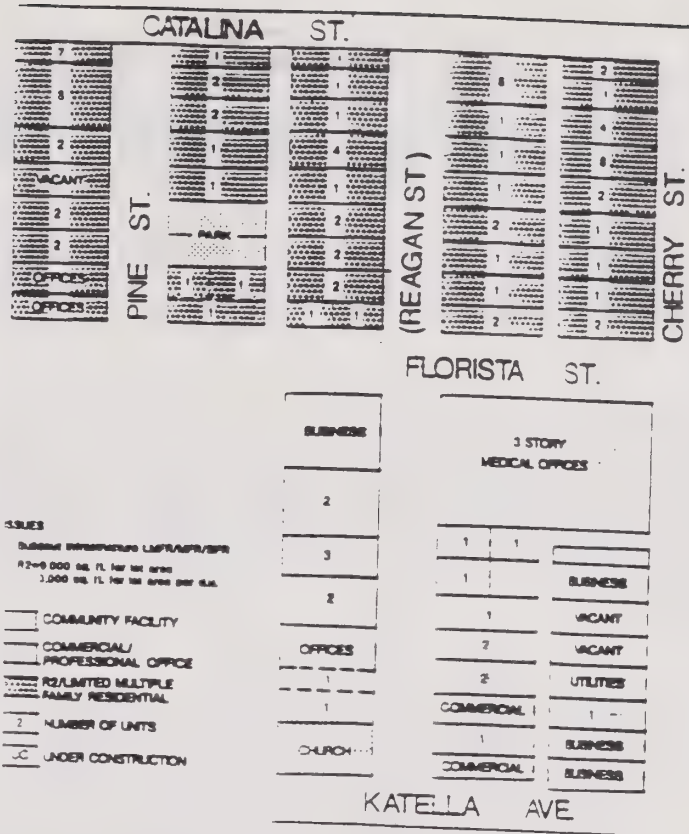
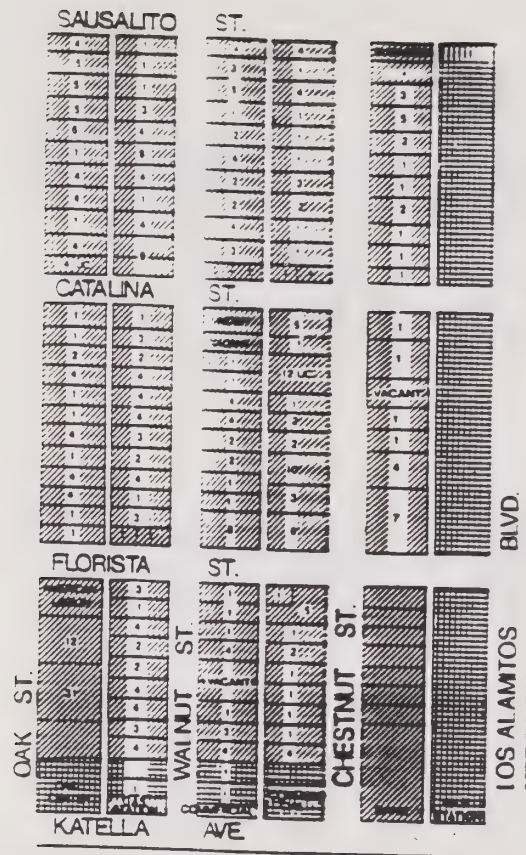
ORANGEWOOD AVE

AREAS OF UNDER  
UTILIZED PARCELS  
City of Los Alamitos  
Housing Element  
May 1991

Figure III

Parcel No.	Area (Ac.)	Zone	Owner	Address	Notes
1000	0.15	R-1	John Doe	1000 Main St	
1001	0.15	R-1	John Doe	1001 Main St	
1002	0.15	R-1	John Doe	1002 Main St	
1003	0.15	R-1	John Doe	1003 Main St	
1004	0.15	R-1	John Doe	1004 Main St	
1005	0.15	R-1	John Doe	1005 Main St	
1006	0.15	R-1	John Doe	1006 Main St	
1007	0.15	R-1	John Doe	1007 Main St	
1008	0.15	R-1	John Doe	1008 Main St	
1009	0.15	R-1	John Doe	1009 Main St	
1010	0.15	R-1	John Doe	1010 Main St	
1011	0.15	R-1	John Doe	1011 Main St	
1012	0.15	R-1	John Doe	1012 Main St	
1013	0.15	R-1	John Doe	1013 Main St	
1014	0.15	R-1	John Doe	1014 Main St	
1015	0.15	R-1	John Doe	1015 Main St	
1016	0.15	R-1	John Doe	1016 Main St	
1017	0.15	R-1	John Doe	1017 Main St	
1018	0.15	R-1	John Doe	1018 Main St	
1019	0.15	R-1	John Doe	1019 Main St	
1020	0.15	R-1	John Doe	1020 Main St	
1021	0.15	R-1	John Doe	1021 Main St	
1022	0.15	R-1	John Doe	1022 Main St	
1023	0.15	R-1	John Doe	1023 Main St	
1024	0.15	R-1	John Doe	1024 Main St	
1025	0.15	R-1	John Doe	1025 Main St	
1026	0.15	R-1	John Doe	1026 Main St	
1027	0.15	R-1	John Doe	1027 Main St	
1028	0.15	R-1	John Doe	1028 Main St	
1029	0.15	R-1	John Doe	1029 Main St	
1030	0.15	R-1	John Doe	1030 Main St	
1031	0.15	R-1	John Doe	1031 Main St	
1032	0.15	R-1	John Doe	1032 Main St	
1033	0.15	R-1	John Doe	1033 Main St	
1034	0.15	R-1	John Doe	1034 Main St	
1035	0.15	R-1	John Doe	1035 Main St	
1036	0.15	R-1	John Doe	1036 Main St	
1037	0.15	R-1	John Doe	1037 Main St	
1038	0.15	R-1	John Doe	1038 Main St	
1039	0.15	R-1	John Doe	1039 Main St	
1040	0.15	R-1	John Doe	1040 Main St	
1041	0.15	R-1	John Doe	1041 Main St	
1042	0.15	R-1	John Doe	1042 Main St	
1043	0.15	R-1	John Doe	1043 Main St	
1044	0.15	R-1	John Doe	1044 Main St	
1045	0.15	R-1	John Doe	1045 Main St	
1046	0.15	R-1	John Doe	1046 Main St	
1047	0.15	R-1	John Doe	1047 Main St	
1048	0.15	R-1	John Doe	1048 Main St	
1049	0.15	R-1	John Doe	1049 Main St	
1050	0.15	R-1	John Doe	1050 Main St	
1051	0.15	R-1	John Doe	1051 Main St	
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1058	0.15	R-1	John Doe	1058 Main St	
1059	0.15	R-1	John Doe	1059 Main St	
1060	0.15	R-1	John Doe	1060 Main St	
1061	0.15	R-1	John Doe	1061 Main St	
1062	0.15	R-1	John Doe	1062 Main St	
1063	0.15	R-1	John Doe	1063 Main St	
1064	0.15	R-1	John Doe	1064 Main St	
1065	0.15	R-1	John Doe	1065 Main St	
1066	0.15	R-1	John Doe	1066 Main St	
1067	0.15	R-1	John Doe	1067 Main St	
1068	0.15	R-1	John Doe	1068 Main St	
1069	0.15	R-1	John Doe	1069 Main St	
1070	0.15	R-1	John Doe	1070 Main St	
1071	0.15	R-1	John Doe	1071 Main St	
1072	0.15	R-1	John Doe	1072 Main St	
1073	0.15	R-1	John Doe	1073 Main St	
1074	0.15	R-1	John Doe	1074 Main St	
1075	0.15	R-1	John Doe	1075 Main St	
1076	0.15	R-1	John Doe	1076 Main St	
1077	0.15	R-1	John Doe	1077 Main St	
1078	0.15	R-1	John Doe	1078 Main St	
1079	0.15	R-1	John Doe	1079 Main St	
1080	0.15	R-1	John Doe	1080 Main St	
1081	0.15	R-1	John Doe	1081 Main St	
1082	0.15	R-1	John Doe	1082 Main St	
1083	0.15	R-1	John Doe	1083 Main St	
1084	0.15	R-1	John Doe	1084 Main St	
1085	0.15	R-1	John Doe	1085 Main St	
1086	0.15	R-1	John Doe	1086 Main St	
1087	0.15	R-1	John Doe	1087 Main St	
1088	0.15	R-1	John Doe	1088 Main St	
1089	0.15	R-1	John Doe	1089 Main St	
1090	0.15	R-1	John Doe	1090 Main St	
1091	0.15	R-1	John Doe	1091 Main St	
1092	0.15	R-1	John Doe	1092 Main St	
1093	0.15	R-1	John Doe	1093 Main St	
1094	0.15	R-1	John Doe	1094 Main St	
1095	0.15	R-1	John Doe	1095 Main St	
1096	0.15	R-1	John Doe	1096 Main St	
1097	0.15	R-1	John Doe	1097 Main St	
1098	0.15	R-1	John Doe	1098 Main St	
1099	0.15	R-1	John Doe	1099 Main St	
1100	0.15	R-1	John Doe	1100 Main St	





**LEGEND**

**ISSUES**

Accidental or Commercial for Hotel Business zone  
 Suburban Infrastructure R vs. C

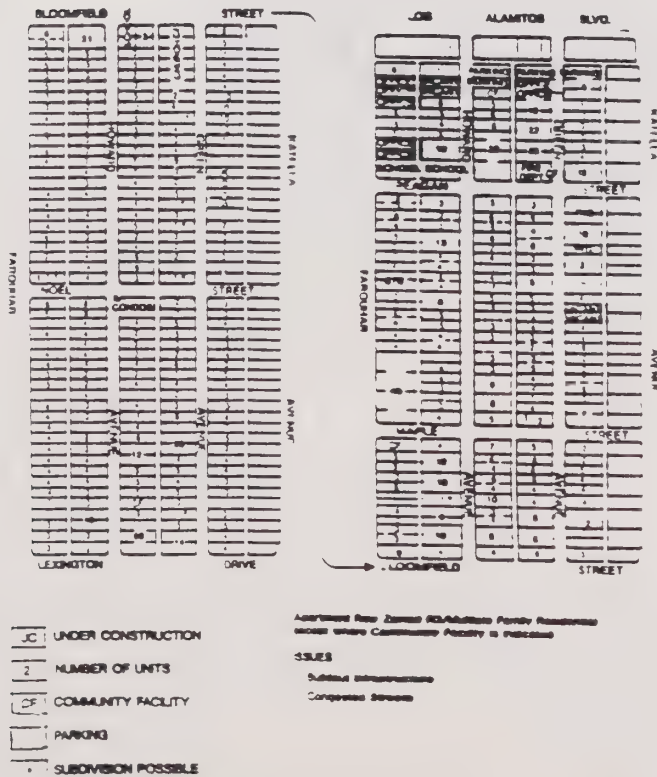
**Legend:**

- RM - MULTIPLE FAMILY RESIDENTIAL
- CB - COMMERCIAL BUSINESS
- 2 - NUMBER OF UNITS
- UC - UNDER CONSTRUCTION

**NOTES:**

RM - 7,200 sq. ft. for lot area  
 1,750 sq. ft. for lot area per G.U.

**Existing Conditions**  
 Old Town East  
 CITY OF LOS ALAMITOS  
 GENERAL PLAN PROGRAM



**LEGEND**

**ISSUES**

Apartment Row Zone RM - Multiple Family Residential  
 where where Community Facility is indicated

**Legend:**

- UC - UNDER CONSTRUCTION
- 2 - NUMBER OF UNITS
- CF - COMMUNITY FACILITY
- P - PARKING
- S - SUBDIVISION POSSIBLE

**Figure IV**

**Existing Conditions in  
 Old Town West and East  
 and Apartment Row**

**Existing Conditions**  
 Apartment Row  
 CITY OF LOS ALAMITOS  
 GENERAL PLAN PROGRAM

- (b) This land use category includes "Surplus Land" (surplus school- and government-owned sites") and "Non-Residential Land" (sites suitable for residential use but zoned non-residential).

Source: Los Alamitos Community Development Department;  
Compiled by Pamela P. Gehrts, Contract City Planner, May 1991.

There are two parcels in the City, consisting of 6.93 acres, which may be suitable for future residential use. However, these sites are currently zoned for non-residential use (see Figure II). If developed under current R-3 standards, these sites have a combined potential to yield 171 new units. The sites are as follows:

- 1) **Oak Junior High School:** this surplus school site consists of 23.57 acres and is currently zoned "CF" - Community Facilities. The School District and the City have conducted very preliminary discussions concerning the property's future development. Among various tentative development scenarios, one strategy could include a 4.0-acre portion for multi-family units with the remaining 19.57 acres developed in a mixed-use (retail/office) concept. The subject site is served by all necessary public utilities.

According to a Los Alamitos' School District representative (Mr. Ron Murray), the feasibility and potential impacts of closing Oak Junior High School were thoroughly studied by the School Board-appointed "District Advisory Committee" during September 1989 through September 1990. The Committee investigated and analyzed local and regional birth and school enrollment trends. Based upon this information, in 1990 the Committee recommended to the School Board that the subsequent sale of the Oak Street School could be an acceptable venture for the School District.

Based on R-3 zoning (24.9 units per acre), the 4.0-acre site could yield 99 units.

- (b) This land use category includes "Surplus Land" (surplus school- and government-owned sites") and "Non-Residential Land" (sites suitable for residential use but zoned non-residential).

Source: Los Alamitos Community Development Department;  
Compiled by Pamela P. Gehrts, Contract City Planner, May  
1991.

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Based on R-3 zoning (24.9 units per acre), the 4.0-acre site could yield 99 units.



- 2) **Sausalito Street Site:** this 2.93-acre site is currently zoned "P-M" - Planned Light Industrial Zone, and is under private ownership. The property owner has approached the City on previous occasions concerning rezoning the site for multiple family use. To date, these requests have not been approved. The subject site is adjacent to manufacturing and industrial uses that may be incompatible with residential uses. There are adequate utilities serving the site. If the adjacent land use incompatibilities are eliminated, and it is determined the site is appropriate for multiple family use (based upon 24.9 units per acre) a change of zone could be considered.

#### 6.1.3 Under Utilized Sites and Housing Unit Potential

The City's three multiple family-zoned areas (Old Town East and West, and Apartment Row) have under utilized parcels which could potentially increase the number of Citywide dwelling units by 891 units (this "net gain" figure represents "new dwelling units" minus those demolished). This figure combined with the housing unit potential from vacant land could result in 936 net units. (See Figures III and IV.)

Complete development of all under utilized parcels is not foreseen within the time frame of this Element. Many of the existing homes and older multi-family units in the three cited areas are in stable condition. However, it should be noted that since 1984, multiple family units have been developed in the City at a relatively fast pace (20.7 units annually). The majority of these projects replaced single family homes on large lots ("infill" development").



## 6.2 Los Alamitos' Regional Housing Needs and Production Analysis

California housing law requires regional planning agencies to identify "existing" and "future" housing needs every five years. The Southern California Association of Governments is the regional planning agency responsible for generating the existing and future needs numbers for the cities in the six county area encompassed by Ventura, Los Angeles, San Bernardino, Riverside, Orange, and Imperial Counties. In 1983, the need figures were contained in a report known as the Regional Housing Allocation Model; in 1988 the same planning tool has been re-named to the Regional Housing Needs Assessment (RHNA).

Future housing needs are based upon the number of households that are expected to reside in the jurisdiction (future demand), plus an adequate supply of vacant housing to assure mobility and new units to replace losses. These housing needs, which are considered on a regional and local level, considered employment opportunities, availability of suitable sites for public facilities, commuting patterns, type and tenure of housing need, and other special housing needs.

As indicated below, the results of the 1988 RHNA for Los Alamitos show that in order to meet the future regional needs, a total of 399 units, from July 1, 1989 to June 30, 1994, will need to be added to the City's existing housing stock.

These new housing units are based upon the distribution of the region's four income groups:

Very Low Income	- 0-50% of the County median income
Low Income	- 50-80% of the County median income
Moderate Income	- 80-120% of the County median income
Above Moderate Income	- over 120% of the County income

### 6.2.1 Los Alamitos' Regional Fair Share of Housing

According to the RHNA, the City's share of regional housing need is as follows:

Very Low	69 units
Low	88 units
Moderate	88 units
<u>Above Moderate</u>	<u>154 units</u>
Total	399 units

According to "1991 New Income Limits" prepared by HUD, Orange County's median annual income is \$52,200. The following are the qualifying annual incomes for very low and low income categories

for a 4-person household as determined by HUD:

Very Low Income = \$26,100 or less annually, which is 50 percent or less of the area's median income;

Monthly rental limit = \$653.00 (or less)

Low Income = \$38,000 or less annually, which is 72.8 percent of the area's median income.

Monthly rental limit = \$950.00 (or less)

During the Element's current planning period (1989-1994), one 71-unit very low income project was built and another 8-unit project was approved. The City's regional share for very low income households is 69. **Accordingly, during this element's planning period, the City has exceeded its regional housing share for "very low" income units by 10 units.**

In addition, analysis of City's past building trends indicates the City can meet (and will probably exceed) its goal to provide 88 low income level housing units during this Element's planning period. The City currently has a sufficient supply of vacant and "recyclable" sites with zoning that will permit future owner-occupied and rental multifamily residential use by right during this Element's planning period. The City's by right multifamily-zoned parcels, when built out, could generate as many as 765 new units. In addition, Los Alamitos anticipates its density bonus program (proposed for adoption August 1992) will generate additional units for lower income households. **Any such units built during this planning period, will be over and above the City's allocated regional share for very low and low housing units.**

Consequently, at this time there is not a need to identify additional parcels for future rezoning for multiple family use. (Identification of two future sites, not currently zoned for residential use, are cited in the Element).

6.2.2 Analysis and Data (which confirms Los Alamitos can provide its Regional Fair Share of housing for very low and low income households)

1) Very Low Income Housing Units: During this element's planning period (1989-1994), a 71-unit HUD 202 Housing project, Laurel Park Manor, was completed in June 1991. Laurel Park Manor is operated by the Retirement Housing Foundation of Long Beach (RHFLB), a non-profit housing organization. Laurel Park Manor's units are rented only to persons of very low income levels. According to RHFLB, Laurel Park Manor is fully rented.



In addition, in 1991 the City of Los Alamitos approved an eight-unit apartment project submitted by Precious Life Shelter. (It should be noted the City approved this project with reduced parking and setback requirements and at a higher density than what is permitted in the zone.) Once completed, these eight units will be rented only to very low income single woman with children. During March 1992, City staff contacted Precious Life Shelter staff and they indicated the eight-unit project was planned for completion by 1994.

In terms of providing very low housing units during the 1989-94 planning period, the two previously-mentioned projects (Laurel Park Manor (71 units) and the Precious Life apartments (8 units) total 79 units, Los Alamitos has exceeded its goal to provide its regional fair share of very low income units by 10.

2) Low Income Housing Units: The following steps were taken to verify the City of Los Alamitos can supply its remaining share of lower income units (77 units) during the 1989-94 planning period: (Because the City has provided 10 additional very low income units (over its required regional share, see previous section) HCD staff agreed the City can receive a "10-unit credit" towards achieving its regional share of 88 lower income units. Consequently, the City's revised regional share of lower income units is 77.

- 1980 and 1990 Census data were analyzed. Data pertaining to Los Alamitos' median market rents were analyzed;

- An analysis of the City's building trends, of housing type and number since 1980, was also conducted;

- A citywide rental survey was prepared.

**Low Income Status and Maximum Allowable Rents** - According to HUD standards, households earning between 50 percent to 80 percent of an area's median income are considered low income. Using this HUD standard, a four-member household earning \$38,000 per year in Orange County is considered low income.

The maximum allowable rent which can be charged in Orange County, and still be considered affordable for a four-member low income household, is 30 percent of that household's monthly income, or \$950.00 per month or less. Qualifying very low income rents for a four-member household are \$653 per month or less.

**1990 Census Analysis and Rental Rate Survey** - 1990 Census data was analyzed to determine the median rents charged in Los Alamitos. From this information, a range of the area's existing monthly market rents was determined. This data was then compared to rental price information obtained from interviews with an area builder and two long-term real estate agents. The information from these individuals is considered to be the most accurate and was

used to determine what Los Alamitos' monthly rental rate is for newly constructed units.

Median Contract Rents: As the following table indicates, the median contract rent charged in Los Alamitos during 1990 was \$780 per month. In comparison with surrounding jurisdictions, this monthly median rent is in the mid-range and also is well within HUD's affordability range for low income households.

**TABLE 6-3**  
**CITY OF LOS ALAMITOS**  
**MONTHLY RENTS: LOS ALAMITOS AND SURROUNDING AREAS**  
**1990**

JURISDICTION	MEDIAN MONTHLY CONTRACT RENT
Anaheim	\$701
Costa Mesa	\$759
Cypress	\$722
Huntington Beach	\$808
<b>LOS ALAMITOS</b>	<b>\$780</b>
Santa Ana	\$679
Seal Beach	\$690
Westminster	\$727
Orange County	\$790

Source: Department of Commerce, Bureau of the Census, 1990 Census Report.  
Table compiled by Pamela P. Gehrts, Contract City Planner, March 1992.

The following table, "City of Los Alamitos Contract Rents 1990" displays a sampling of 2,318 contract rents paid in Los Alamitos during 1990. As the table indicates, a majority (1988 units) of the 2,318 units surveyed had rents which were in the affordable range for very low and lower income households. According to this Census data, 86 percent of the rents surveyed in Los Alamitos were affordable for very low and lower income households. In order to be competitive in Los Alamitos's existing rental housing market, newly constructed units must rent in the price range that is comparable to the existing rental market.



**TABLE 6-4**  
**CITY OF LOS ALAMITOS**  
**CONTRACT RENTS**  
**1990**

CONTRACT RENT	NUMBER OF UNITS RENTED
less than \$100	1
\$100 to \$149	2
\$150 to \$199	3
\$200 to \$249	14
\$250 to \$299	4 (Very Low Income
\$300 to \$349	18 Range - 50% or less
\$350 to \$399	32 of Median Income)
\$400 to \$449	57
\$450 to \$499	46
\$500 to \$549	84
\$550 to \$599	76
<b>SUBTOTAL</b>	<b>337 (14.5% of total)</b>
\$600 to \$649	140 (Low Income Range -
\$650 to \$699	199 51% to 61% of Median
\$700 to \$749	319 Income)
<b>SUBTOTAL</b>	<b>658 (28.4% of total)</b>
\$750 to \$999	993 (Low Income Range -
	52% to 80% of Median
	Income)
<b>SUBTOTAL</b>	<b>993 (42.8% of total)</b>
\$1,000 or more	240 (10.4% of total)
No cash rent	90 (3.9% of total)
<b>TOTAL</b>	<b>2,318 (100%)</b>

Source: Department of Commerce, Bureau of the Census, 1990 Census Report.  
Table compile by Pamela P. Gehrts, Contract City Planner, March 1992.

**Housing Stock Inventory and Production Trends** - The following table, "Housing Stock Inventory, 1980 and 1990", displays construction data by housing type for Los Alamitos for Census years 1980 and 1990. As the table indicates, the largest number of units built (320 units) occurred in multifamily complexes of 5 units and more. This represents a +46.6 percent increase since 1980. The next largest area of increase (93 units) occurred in multifamily projects containing 2-4 units. This represents a +10.8 percent increase since 1989.

Since 1980, overall construction of multifamily housing units has increased by +57.4 percent. During the past decade, a total of 413 multiple family and 12 mobile home units were added to the City's housing inventory. Not counting replacement units, during the past decade, 207 net housing units have been added to the City's overall housing stock. On a yearly basis, this amounts to 20.7 units per year.

**TABLE 6-5  
CITY OF LOS ALAMITOS  
HOUSING STOCK INVENTORY  
1980 AND 1990**

	1980 Total	% of Total	1990 Total	% of Total	1980-90 # Chg	1989-90 % Chg
Single Family	2,464	60.4	2,213	52.0%	-251	-10.2%
2-4 Units	858	21.1	951	22.4%	+93	+10.8%
5+	658	16.0	978	24.0%	+320	+46.6%
Mobile Homes	101	2.5	113	2.6%	+12	+3.0%
Revised 1990 Census Data (a)			+33		+33	
Total Units	4,081	100.0	4,288	100.0%	+207	
Other Units (b)	-	-	24	-	-	-
(1990 Total)			4,312			

(a) According to a December 31, 1991 letter to the City of Los Alamitos from the U.S. Department of Commerce, the official number of city-wide housing units was corrected and revised to 4,312 units, or 33 additional housing units. No data is available on the composition or type of these additional housing units, but based on past construction trends it is valid to assume they are multiple family units.

(b) The "Other Units" housing unit category was used for the first time in 1990 and consists of recreational vehicles, cars, boats, etc. used as housing units during 1990. This housing unit category was not counted during 1980.

Source: Department of Commerce, Bureau of Census, 1980 and 1990 Census.  
Table compiled by Pamela P. Gehrts, Contract City Planner, March 1992.

As indicated from the last decade's construction trends, an average of 20.7 multiple family units were built per year in Los Alamitos. Assuming this trend continues during 1989 to 1994, then 104

additional multiple family housing units would be added to the City's housing inventory. (Note: this figure does not count the already built and/or approved 79 very low income units in Los Alamitos for this planning period).

Assuming existing rental market trends continue to mold future rents (as has been the current trend) then 86 percent, or 89 units will be affordable for lower income households and rent for \$625 to \$999 per month. This would result in an average of 17.8 low income units being built per year in Los Alamitos. Thus, it is reasonable to expect the City will exceed its revised regional share goal to accommodate 77 low income households.

**Rental Survey Interviews:** Interviews were conducted with one area home builder (Mr. Jeffery Ekert) and three area realtors (Mr. Gayle Grubb, RE/MAX Realty, Ms. Helen Slatton, RE/MAX Realty, and Ms. Darla Kilmer, Century 21 Realty) to confirm rental rates for newer (2-3 years old) and newly constructed residential family units in Los Alamitos. In addition, these professionals expect Los Alamitos' strong rental market to continue (56 percent of the City's units are rentals).

The following is a summary of this information:

**TABLE 6-6  
LOS ALAMITOS  
RESIDENTIAL RENTAL RATES  
1992**

Number of Bedrooms	Median Monthly Rent	Rental Range
1	\$ 575	\$500 - \$675
2	\$ 725	\$625 - \$900
3	\$1,100	\$975 - \$1,200
2 Bedroom Older SF Home	\$ 825	\$750 - \$925
3-4 Bedroom Newer SF Home	\$1,250	\$1,100 - \$1,400

Source: Interviews with Mr. Jeffery Ekert (Los Alamitos home builder); Mr. Gayle Grubb, Broker, RE/MAX Realty; Ms. Helen Slatton, Broker, RE/MAX Realty; and Ms. Darla Kilmer, Los Alamitos Century 21 Realty.

Date: March 1992

3. Moderate to Above Moderate Income Housing Units:

Los Alamitos is virtually a built-out community. Approximately 1.31 acres of vacant land remains in Los Alamitos, none of which is zoned for single family use. The City's only source of developable land is by right vacant and under-utilized multifamily-zoned parcels which can generate an additional 765 units in the City upon build out. This information is indicated in the following table:

**TABLE 6-7  
CITY OF LOS ALAMITOS  
1989-94 POTENTIAL RESIDENTIAL DEVELOPMENT SUMMARY  
(Number of Potential Residential Units)**

CURRENT ZONING	Vacant Land	Under Utilized Land	Surplus Land (a)	Non-Resident. Land (b)	Totals
Low Density Residential (6 du/gross acre)	0	0			0
Limited Multi-Family Residential (max.14.5 du/gross acre)	3	42			45
Multi-Family Residential (max. 24.9 du/gross acre)	27	693	99	72	891
<b>TOTAL</b>	<b>30</b>	<b>735</b>	<b>99</b>	<b>72</b>	<b>936</b>

(a) "Surplus land" consists of surplus school- or government-owned land.

(b) "Non-Residential Land" consists of land suitable for residential use, but currently zoned non-residential

Source: Los Alamitos Community Development Department; Compiled by Pamela P. Gehrts, Contract City Planner, May 1991.



Based on the City's past construction and recycling trends (discussed previously), it is apparent a large percentage of the newly-constructed market-rate multifamily rental units in Los Alamitos currently serve the needs of the lower income housing rental market (e.g., a four-person household earning \$38,000 per year). Based on these trends and market rents, the City expects the rental market will produce 77 additional lower income units between 1989-1994, thus meeting its regional share for lower income units. Having already provided (and exceeded) its share of very low income units (79 units), the remaining housing category in Los Alamitos to be addressed is the moderate to above moderate housing units. Moderate to above moderate income households earn 80 percent to +120 percent of the area median income (\$52,200 to \$62,640 annually).

As opposed to very low and lower income housing, which usually is dependent on some type of government encouragement, moderate to above moderate level housing is "market driven." In the case of Los Alamitos, which is a built-out community, remaining multifamily-zoned developable lands will produce future moderate to higher end housing. Minus the City's share of 77 lower income units, the City's remaining share of 242 units can easily be accommodated within the City's existing build out potential (765 potential units - 77 lower income units = 688 unit-potential remaining).

According to information obtained from interviews with area builders and real estate experts<sup>2</sup>, there currently is an unmet need for "moderate to higher end" rental units in Los Alamitos. Once the economy improves, they expect to see more of this rental housing type built in the City, however, it is not known if the market will actually produce 242 such units in this Element's 5-year planning period (even though there is a surplus of available by right multiple family-zoned land to accommodate these units.) Although the City's rental market is strong, there does not appear to be a healthy market for owner-occupied multiple family units in Los Alamitos at this time.

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<sup>2</sup> Interviews were conducted with Mr. Jeff Ekert, Los Alamitos area builder; Mr. Gayle Grubb, Broker Remax Realty and builder; Ms. Helen Slatton, Broker, Remax Realty; and Ms. Darla Kilmer, Los Alamitos Century 21 Realty during March 1992

6.2.3      Additional Programs which assist in the development of adequate housing to meet the needs of low- and moderate-income households

During this Element's 1989-94 planning period, the City has played an active role in the approval and construction of 79 very low income units. As discussed in detail in the Element, the City awarded development incentives to the HUD 202 Section 8 housing project which included waiver of parkland fees, reduced parking requirements, expanded lot coverage, and reduced setback requirements. In addition, this project was built at 53.6 units to the acre. The City also applied these same incentives to the recently-approved 8-unit Precious Life apartment complex which will house very low income women and their children.

These proactive actions have resulted in the City providing 79 very low income units during this Element's planning period (when only 69 units were required for its Regional Fair Share for very low income housing). In addition, the City's new density bonus program is expected to contribute additional very low and low income housing units to the City's housing inventory.

As discussed previously, the City's existing multiple family densities have been and continue to be adequate to generate housing units to fit all income levels in the City (see previous discussion on rental survey and building trends.) In addition, the City's existing flexible zoning standards, which were used for the HUD 202 and Precious Life projects, demonstrate two prime examples of the City's active participation in the development of very low and low income housing.

Finally, because Los Alamitos does not have a redevelopment plan and it is not a CDBG entitlement City, no financial assistance is available to assist specific housing projects. In lieu of financial assistance, it has been in the past, and continues to be the City's policy to facilitate the development of affordable housing when and where ever possible.

### **6.3 Availability of Services and Facilities**

There are adequate services and facilities to meet the needs generated by new housing development in the quantity projected by SCAG for the City of Los Alamitos. As noted in the Land Use Element of the General Plan, the following infrastructure exists to accommodate future development:

1. The Los Alamitos Civic Center is located at 3191 Katella Avenue. There are 63 full-time employees at this facility. Police protection is provided by the City of Los Alamitos Police Department. The staff of 63 includes 33 sworn officers, support personnel and volunteers.
2. The City of Los Alamitos contracts with the County of Orange for fire protection services. The first responding station is Station 2 located at 3542 Green Avenue. Other stations providing service to the area consist of Station 17 in the City of Cypress and Station 48 in the City of Seal Beach.
3. The Los Alamitos School District serves the project area as well as Rossmoor and Seal Beach. As is the case with surrounding jurisdictions, school enrollment has dropped in recent years.
4. Sewer service is provided by the Los Alamitos County Water District (LACWD). In 1985, a Sewer System Master Plan was prepared to identify future sewer construction needed to accommodate ultimate build out.
5. Water service is provided by the Southern California Water Company. According to Company officials, overall water supply is good and they report an ability to serve current and future water demands in the City. Fire flow is adequate in most areas. Where there is low fire flow, buildings are required to be sprinklered.

The City is cognizant of the drought conditions existing in California during the past five years. Based upon the arid conditions existing in Los Alamitos, it is the City's goal to encourage drought-resistant development wherever possible. The City has and will continue to protect and conserve our State's scarce water resources.



#### **6.4 Energy Conservation**

Under current law, the Los Alamitos Housing Element must include an analysis of opportunities for energy conservation with respect to residential development (Section 65583 (a)(7)).

In relation to new residential development and especially affordable housing, construction of energy efficient buildings does add to the original production costs of ownership and rental housing. Over time, however, the housing with energy conservation features should have reduced occupancy costs as the consumption of fuel and electricity is decreased. This means the monthly housing costs may be equal to or less than what they otherwise would have been if no energy conservation devices were incorporated in the new residential buildings. Reduced energy consumption in new residential structures, then, is one way to achieving more affordable housing costs when those costs are measured in monthly carrying costs as contrasted to original sales price or production costs. Generally speaking, utility costs are among the highest components of ongoing carrying costs.

Opportunities for additional energy conservation practices include the implementation of mitigation measures contained in environmental impact reports prepared on residential projects in the City of Los Alamitos. The energy consumption impacts of housing development may be quantified within the scope of environmental impact reports, prepared by or for the City of Los Alamitos. Mitigation measures to reduce energy consumption may be proposed in the appropriate sections of environmental impact reports. These mitigation measures, in turn, may be adopted as conditions of project approval. For example, passive design techniques could be encouraged for reducing energy consumption.

The City also recognizes that there are several ways to achieve energy conservation in new and existing housing. Potential state-of-the-art opportunities could be evaluated within the context of environmental impact reports, specific plans, and/or site plan review. Feasible site planning and/or building design energy conservation opportunities then could be incorporated into the project design. An evaluation of the potential for energy conservation could be incorporated into the permit and processing procedures of the City. The City does implement Title 24 of the California Administrative Code concerning energy efficiency standards.







## SECTION 7.0

### HOUSING GOALS AND POLICIES

The City's Housing Element document is a work plan or guide for its policy makers and staff. According to State law, this work plan or guide should assist city officials with their job of ensuring that the community's different housing needs are met.

Accordingly, Sections 2.0 through 6.0 of this document present the City of Los Alamitos' baseline demographic and housing information. This data was used by policy makers and citizens to formulate City-specific housing goals and policies contained in this Section 7.0.

In developing its housing goals and policies strategy, the City of Los Alamitos approached the task with the following five areas of focus in mind:

- 1) Maintenance and Preservation of Housing;
- 2) Preserving Housing Cost Affordability;
- 3) Housing Production;
- 4) Equal Housing Opportunity;
- 5) Accessibility to Housing.

The following information presents the City's housing goals and policies. In Section 8.0 of this report, the implementation mechanisms, identified as "Housing Programs" will be presented.

#### 7.1 Housing Goals and Policies

##### 7.1.1 Maintenance and Preservation of Housing:

The State of California has made housing preservation and conservation a Statewide priority. In 1990, only 27 percent of the City's housing stock will be over 30 years of age. However, in ten years 70 percent of the City's housing stock will be over 30 years of age. This situation strongly indicates a need for rehabilitation and maintenance of approximately 3,028 dwelling units. Making improvements to existing housing stock is more desirable than constructing new housing that is more expensive to build.

## Policies

- . Encourage the maintenance and rehabilitation of existing owner-occupied rental and mobile home housing where feasible.
- . Take action to promote the removal and replacement of those substandard units which cannot be rehabilitated.
- . Upgrade or improve community facilities and municipal services in keeping with community needs.
- . Sustain a high standard of maintenance for all publicly owned property.
- . Investigate and pursue programs and funding sources available to assist in the improvement of residential property.

## Goals

- . Continue to publicize and make available low interest rehabilitation loans for owner-occupied and rental residences.
- . Implement a low interest rehabilitation loan program for mobile home units, contingent upon program details being resolved by HUD and the County of Orange.
- . Continue the grant and deferred payment loan program for the rehabilitation of residences owned by lower income households, currently operated by the County of Orange on behalf of the City.
- . Continue to monitor housing conditions throughout the City in order to expand existing rehabilitation efforts as necessary.
- . Continue outreach advertising of rehabilitation loan program to the public in order to increase program effectiveness.
- . Continue to publicize the Low-Income Weatherization Assistance Program.



- . Review all changes in zoning standards or General Plan designations to determine the cumulative impact on community facilities and municipal services.
- . Continue public facilities improvements where needed and particularly in the City's three residential target areas: Old Town East and West and Apartment Row.
- . Utilize the City's General Plan and Zoning Ordinance to prevent the encroachment of incompatible uses into established residential areas.

#### 7.1.2 Preserving Housing Cost Affordability

The preservation of existing affordable housing units is critical to special needs persons in the community. Senior citizens, first time home buyers, renters, and low income individuals (the handicapped and female head of households) all rely on the City's existing supply of affordable housing opportunities.

##### Policies

- . Preserve mobile homes which provide affordable housing to low income and elderly households.
- . Discourage the conversion of existing apartment units to condominiums where such conversion will diminish the supply of low and moderate income housing.
- . Investigate and pursue programs and funding sources designed to maintain and/or improve the affordability of existing housing units to low and moderate income households.

##### Goals

- . Maintain the form of affordable housing which mobile homes provide, particularly for the elderly, through General Plan and Zoning Amendments.
- . Continue to enforce the City's Condominium Ordinance which sets the allowable percentage of condominiums to multiple-family dwellings at 15 percent.
- . Investigate the expansion of relocation assistance for renters displaced by condominium conversions.
- . Continue and expand the availability of rental assistance for local residents.

### 7.1.3 Housing Production

In order to meet the City's anticipated housing demands development of new housing on sites suitable for residential use may be necessary to expand the supply and choice of units available.

#### Policies

- . Use the Land Use Element of the General Plan and the Zoning Ordinance to ensure the availability of adequate sites for a variety of housing types.
- . Ensure the compatibility of residential areas with surrounding uses through the separation of incompatible uses, construction of adequate buffers and other land use controls.
- . Encourage the infilling of vacant residential land.
- . Encourage the recycling of under utilized residential land, where such recycling is consistent with established land use plans.
- . Ensure that all residential areas are provided with adequate public facilities and services.
- . Ensure that adequate, freely accessible open space is provided within reasonable distance of all community residents.
- . Direct the construction of low and moderate income housing to sites with adequate services and facilities.

#### Goals

- . Utilize the City's General Plan and Zoning Ordinance to provide adequate, suitable sites for new housing construction.
- . Use Zoning and other land use controls to ensure the compatibility of residential areas with surrounding uses.
- . Utilize environmental and other development review procedures to ensure that all new residential developments are provided with adequate public facilities and services.
- . Maintain the listing of vacant and under utilized sites suitable for housing purposes.

- . Direct low and moderate income housing construction to sites that conform with established citing criteria.

#### 7.1.4 Equal Housing Opportunity

The City endorses the practice of equal housing opportunities for all. Housing should be available for all persons regardless of income, age, race, sex, or family status.

##### Policies

- . Promote fair housing practices throughout the community.
- . Encourage the development of housing which meets the special needs of handicapped and elderly households.
- . Promote the provision of housing to meet the needs of families of all sizes.
- . Encourage the provision of rental units for families with children.

##### Goals

- . Continue to utilize the services of the Orange County Fair Housing Council.
- . Actively Investigate the construction of new housing for elderly and handicapped households.
- . Investigate the feasibility of expanding the City's rehabilitation loan program to include the removal of architectural barriers in residences occupied by handicapped persons.
- . Continue to utilize the housing information and referral services offered by the Orange County Housing Authority for persons seeking affordable rental and purchase housing.

#### 7.1.5 Accessibility to Housing

The City strives for a "housing environment" that ensures than an adequate supply of housing is available to meet existing and future housing needs.

## Policies

- . Protect and expand housing opportunities for households needing assistance including senior citizens, low and moderate income families and handicapped persons.
- . Encourage the use of innovative land use techniques and construction methods to minimize housing costs without compromising basic health, safety and aesthetic considerations.
- . Provide incentives or otherwise encourage the private development of new affordable housing for low and moderate income households.
- . Investigate and pursue programs and funding sources designated to expand housing opportunities for low and moderate income households, including the elderly and handicapped.
- . Facilitate the construction of low and moderate income housing to the extent possible.
- . Periodically reexamine local building and zoning codes for possible amendments to reduce construction costs without sacrificing basic health and safety considerations.

## Goals

- . Establish and implement procedures for the provision of density bonuses or other incentives for housing developments incorporating low and moderate income units.
- . Continue to encourage the use of innovative land use techniques and construction methods (including manufactured or factory built housing) to minimize housing costs.
- . Assist private developers, both profit and nonprofit, in securing funding for the construction of affordable housing through the Section 8 New Construction, CHFA Direct Lending, Orange County Mortgage Revenue Bond and other relevant programs.
- . Reduce or waive permit fees in order to facilitate the construction of low and moderate income housing.







## SECTION 8.0

### HOUSING PROGRAMS

The purpose of this section is to present the housing implementation strategies for the City of Los Alamitos Housing Element. This section describes the activities the City has or will undertake to achieve the goals and policies outlined in Section 7.0 of this report. The objective of these actions is to improve the existing housing stock, promote housing growth and production where feasible, and meet the needs of all economic segments of the community.

#### 8.1 Housing Improvement Program

The programs included in this section address issues of housing affordability, condition, quantity, and accessibility. The City of Los Alamitos intends to aggressively pursue limited State and Federal funding which will enhance its ability to encourage housing development. The City will use its regulatory powers to encourage the continued maintenance of housing, and will continue programs designed to improve existing units.

The five-year housing improvement program will be implemented during the period 1989 to 1994. The housing improvement program focuses efforts in the following five categories: code enforcement; rehabilitation of the existing housing stock; redevelopment of existing neighborhoods; the preservation of existing single-family homes and neighborhoods; and, the provision of neighborhood public services and facilities.

The specific activities and/or resources which will be used to meet the housing improvement needs are described below.

##### 8.1.1 Code Enforcement and Community Conservation

Los Alamitos has an active code enforcement program dedicated to preserving and improving the environmental quality of the City. The City responds to citizen complaints regarding planning and zoning issues.

As discussed previously, during the 1985-89 planning period, code enforcement (for building, zoning, sign, and nuisance violations) in the City of Los Alamitos changed from a reactive to a proactive program. It is estimated that the City has a 95 percent success rate in clearing code enforcement cases.

A primary concern of the City is unsightly property. Notification is delivered to property owners and/or tenants for accumulated refuse or debris, inoperative vehicles, front or side yard parking or storage of vehicles, or graffiti on fences.

A second concern is unauthorized rentals, often a result of the illegal conversion of garages to rental units. Illegal rentals may pose health and safety problems as the units may not be constructed or converted according to minimum health and safety standards.

The City will continue to work closely with the County of Orange in the administration and operation of its Rehabilitation Programs. Where code enforcement activities involve housing construction deficiencies it is staff's policy to inform the affected property owner of the available rehabilitation programs available to assist them with the funds to remedy the problem. The programs make funds available to low-income households for maintenance and rehabilitation. Violations for which loans may be appropriate include overgrown vegetation, unsightly residences, or other dilapidated conditions.

Funding Source: Community Development Block Grant.  
Responsible Agency: County of Orange Housing and Community Development Department and the City of Los Alamitos Community and Economic Development Department.  
Implementation: On-going

#### 8.1.2 Deferred Payment Loan Program

This Federally funded program provides zero interest deferred loans to low and moderate income households. Participants in the program must have a household income not exceeding 80 percent of median income for the area to meet eligibility requirements. The money is secured with a recorded lien agreement bearing no interest and is not due until the house is sold or transferred. During the previous Housing Element planning period (1984-89), five deferred payment loans were issued which totaled \$83,181.51.

Funding Source: Community Development Block Grant.  
Responsible Agency: County of Orange Housing and Community Development Department and Los Alamitos Community and Economic Development Department.  
Implementation: On-going



#### 8.1.3 Energy Conservation

Section 25402.3 of the California Public Resources Code appropriates \$2 million to the California Department of Housing and Community Development (HCD) for energy conservation and rehabilitation of housing for low and very low income households. HCD will make these funds available to localities and non-profit sponsors. These monies may be used in conjunction with other rehabilitation programs to upgrade and preserve existing low and very low income rental housing. Currently the County of Orange administers this program but the Los Alamitos Community Development Department will assist applicants on a referral basis.

Funding Source: California Department of Housing and Community Development.  
Responsible Agency: County of Orange Housing and Community Development Department and the Los Alamitos Community and Economic Development Department.  
Implementation: Fiscal Year 1992/93

#### 8.1.4 Site Plan Review Process

The primary purpose of the City's Site Plan Review Process is to ensure that new multiple or single family residential units and remodels and additions to existing units are designed and constructed in a quality manner. Further, this process helps to encourage design that promotes public convenience and prosperity, conserves property values and assures the most appropriate use of land. Although there is a fee for the Site Plan Review Process for multiple family structures, there is no charge for single family homes.

Funding Source: City General Fund.  
Responsible Agency: Community and Economic Development Department.  
Implementation: On-going

#### 8.1.5 City Pride Awards Program

The Los Alamitos "City Pride" Awards program focuses on the idea that public recognition of well kept homes will encourage other home owners to follow their neighbor's example. Pride of ownership characterizes all the homes nominated for a City Pride Award. Each represents a special measure of concern and commitment to neighborhood beautification.

Funding Source: City General Fund.  
Responsible Agency: Community and Economic Development Department.  
Implementation: On-going

## **8.2 Housing Production Program**

Home ownership in Los Alamitos and Orange County is limited to those who have the funds for the required down payment and the income to support the current payment schedules. Based upon the cost of a median priced Los Alamitos home (\$225,000), a 20 percent down payment would represent \$45,000. Many first time buyers and others face the constraint of not having the ability to accumulate the necessary capital to enter the housing market. In addition, a buyer needs an annual household income of about \$75,000 to \$80,000 to qualify for a monthly payment of \$2,000 at a fixed interest rate of 10.5 percent.

According to the California Association of Realtors, it is estimated that only about 16 percent of the County's households can qualify for a single family detached housing unit.

Higher housing prices in Los Alamitos can be attributed to the fact that the City is a good place to live. Los Alamitos' good housing stock, close proximity to beaches, freeways, employment centers, and shopping are very attractive attributes for existing and potential homeowners. In addition, the community's excellent schools and parks all contribute to the City's long list of amenities.

It is generally accepted that moderate to high income level housing will not receive most forms of housing assistance, except in the general form of encouragement and support of housing production in Los Alamitos. In addressing the needs of the low and very low income households, the City alone cannot provide the subsidies required to create housing for these income groups. Moreover, the recent cuts in Federal housing programs leave the City with fewer resources. However, the City of Los Alamitos will assist to the extent possible in providing incentives which encourage the production of housing to meet the needs of the low and very low income households, including those in the growing elderly population.

Wherever feasible, the City of Los Alamitos intends to implement several programs to encourage and promote housing production during the five-year planning period of this housing element. Because the City is essentially built out, housing production is a more difficult task to accomplish than housing improvement. In addition, the added constraints of high interest rates and expensive land also combine to make this situation more difficult. However, the City intends to make a concerted effort to produce new housing by utilizing the following programs.



### 8.2.1 Ensure Availability of Adequate Sites for New Housing

As presented in Section 6.0, "Housing Opportunities", existing multiple family zoning designations and under utilized lots in the City provide an availability of sites that will allow the development of enough new housing units to satisfy and exceed the City's regional fair share allocation for new housing within the time frame of this Element. The Regional Housing Needs Assessment (RHNA) prepared by SCAG has identified a future housing need for Los Alamitos of 399 units to be developed over the next five years (1989-1994). Combining the residential development potential on vacant, under utilized, surplus and non-residential lands, an estimated 936 additional units could be developed in the City.

Staff maintains a list of available vacant and under utilized residential sites within the City to assist developers of residential projects. In addition, through CDBG and General Fund Revenues, the City guarantees that adequate public improvements are available to all sites within the City.

During 1990, City staff began investigating the feasibility of rezoning a surplus school site (Oak Junior High School) to accommodate a mixed use (housing and retail) project. It is possible that a 4-acre portion of the site could provide over 100 new dwelling units in the City, with 25 percent or more being made available for low- and moderate-income residents.

Funding Source: City General Fund.  
Responsible Agency: Community Development Department.  
Implementation: On-going

### 8.2.2 Density Bonus

Currently the City of Los Alamitos does not have a density bonus provision for multiple family residential projects. This task is planned for completion during July 1992.

In accordance with State Density Bonus Law (Government Code Section 65915 as amended by Chapter 842, Statutes of 1989, and Chapter 31, Statutes 1991) a local government shall grant a density bonus of at least 25 percent, and an additional incentive, or equivalent incentive(s), to a developer of a housing development who agrees to construct at least:

- a) 20% of the units for lower-income households; or
- b) 10% of the units for very-low income households; or
- c) 50% of the units for senior citizens

Funding Source: Private Developers.  
Responsible Agency: Community Development Department.  
Implementation: August 1992

### 8.2.3 Federal Low Income Housing Tax Credit

This housing program is authorized by the tax code rather than by housing legislation. The 1986 Tax Reform Act created this important and valuable tool for the production of low income rental housing. The Tax Credit provides a valuable incentive for investors, particularly corporations, to make equity investments in low income housing.

Under this provision, a tax credit can be claimed annually for ten years. To qualify for the credit, the owner of the housing project must either set aside at least 20 percent of the housing units for individuals with incomes of 50 percent or less of the area median income, or the owner must set aside at least 40 percent of the units to individuals with incomes of 60 percent or less of the area median income, adjusted for family size. The rent charged for those units cannot exceed 30 percent of the qualifying income limitations adjusted for the size of the family occupying the unit. The project must meet the set-aside and rent requirements for a fifteen (15) year compliance term. The City shall encourage usage wherever possible.

Funding Source: Federal Government Tax Credit.  
Responsible Agency: Community Development Department.  
Implementation: On-going

### 8.2.4 California Low Income Housing Tax Credit

The State Low Income Housing Tax Credit program is modeled after its federal counterpart with some exceptions, the most important being:

1. The credit period under the State law is four years, and the amount of the credit for all projects (regardless of whether or not "federally" subsidized) will total 30 percent over the credit period.
2. The amount of return an investor in a low income housing project can receive is limited to a cumulative cash return of 8 percent on cash invested in the project. Any other net cash flow must be used to reduce the rents or increase the number of low income units. The Federal credit does not restrict the return an investor may receive.
3. The compliance period for the set aside and rent requirements is thirty (30) years (15 years longer than the federal compliance period).

Funding Source: State of California tax credit.  
Responsible Agency: Community Development Department.  
Implementation: On-going



#### 8.2.5 Manufactured/Modular/Mobile Homes in Single-Family Zones

The City's zoning ordinance currently allows the development and placement of manufactured housing on single-family-zoned lots in accordance with Section 65852.3 of the California Government Code. As with all new residential development in the City of Los Alamitos, all proposals to develop or place a mobile home on a residential lot must undergo a Site Plan Review Process. The review of the proposal is limited to the architectural appearance and compatibility of the structure's roof overhang, roofing material, and siding material. No additional permits are necessary per Section 65852.4 of the California Government Code if all other standards are met as they would relate to the development of a conventional home on the same lot.

Funding Source: City General Fund  
Responsible Agency: Community Development Department  
Implementation: On-going

#### 8.2.6 Community Block Grant Funds

As has been demonstrated during past housing element planning periods, the City of Los Alamitos will continue to use CDBG funds (issued to it as an entitlement city) to assist in the production of citywide housing units. Past CDBG projects include construction of necessary infrastructure, such as streets, water and sewer lines, and street lights in the City's multiple-family zoned areas. These areas, which contain the City's only remaining vacant and developable sites, are the main source of new multiple housing units.

During fiscal year 1991-92, CDBG funds amounting to \$50,000 were used for drainage and street improvements along Farquhar Avenue and the Apartment Row area. CDBG funds issued to Los Alamitos for fiscal year 1992-93 are earmarked for further street improvements in the Apartment Row area and along Howard Avenue.

Funding source: Community Development Block Grant Funds  
Responsible Agency: County of Orange, Housing and Community Development Department and Los Alamitos Community Development Department  
Implementation: On-going

#### 8.2.7 Review Standards For Affordable Housing Projects

The City of Los Alamitos has consistently demonstrated its commitment to the development of affordable housing units. Past efforts include: reducing parking and set back requirements, increasing lot coverage and building density allocations, and waiving various permit fees. Projects which have been facilitated

by these actions include a HUD 202 very low income housing project, a short- and long-term housing shelter for very low income unwed mothers, and a shelter for runaway youths.

On a case by case basis, the City will continue its policy to assist in the development of affordable housing units.

Funding source: General Fund  
Responsible Agency: City of Los Alamitos  
Implementation: On-going

### **8.3 Housing Assistance Program**

The high cost of housing, which continues to escalate, makes it increasingly difficult for many households to find safe, sanitary, and decent housing at levels that are within their income ranges. The City of Los Alamitos recognizes the need to provide assistance to lower income households so they may obtain decent housing. If affordable housing cannot be readily produced, then various subsidies are needed to allow residents to occupy the housing which is available.

The five-year housing assistance program is outlined below. The program was designed considering such parameters as the mandates of federal and state housing legislation; the goals and policies of the City of Los Alamitos; and the programs and activities currently underway to assist with housing costs. The three primary categories of the housing assistance program are: (1) housing assistance in existing units; (2) housing assistance in new construction; and (3) the preservation of existing affordable units.

#### **8.3.1 Rental Assistance**

The 1984 Housing Element's goal for Section 8 was ninety (90) households or a yearly goal of eighteen (18) households to be served over the 1984-89 planning period.

Information obtained from the Orange County Housing Authority (OCHA) indicates a total of 111 cumulative Section 8 Certificates were issued to Los Alamitos residents as of 1985. As of 1989, the overall Los Alamitos' households served by the Section 8 program increased to 126. This equates to 15 new households served during the 1985-89 planning period. Because Section 8 recipients often move from the community where they originally received their assistance, OCHA determined that during the 1985-89 planning period an average of eleven (11) Los Alamitos-based households were receiving Section 8 rental assistance.



Based upon the City's available Section 8 funds and past trends and ratios, the goal to serve 18 households per year is unrealistic. Since 1985 the program has averaged about 3 new households per year. OCHA verified that the City is appropriately promoting its Section 8 program and the usage of the program is in conformance with trends established for other Section 8 programs based upon its population and need as compared to surrounding Orange County cities. Consequently, the goal to serve 3-4 new households per year through the Section 8 program is a realistic and attainable goal.

Funding Source: U.S. Department of Housing and Urban Development.  
Responsible Agency: Orange County Community Development and Housing Department on behalf of the City of Los Alamitos.  
Implementation: On-going

### 8.3.2 Fair Housing Program

The City utilizes the services of the Orange County Fair Housing Council to promote fair housing practices and to use their counseling services for tenant-landlord disputes and cases of alleged discrimination.

In addition, the City publicizes fair housing and complaint referral informational announcements in a City-authored newsletter entitled, "City Insights" which is mailed to all residents twice a year and in the City Parks and Recreation Schedule of Classes, which is published three times per year, and is available at all times to all persons in the Los Alamitos area.

At the present time, and in the past, the City has assisted two housing advocacy groups (Precious Life Shelter and Casa Youth Shelter) to find and build permanent housing for their client base.

Funding Source: Community Development Block Grant.  
Responsible Agency: Community Development Department and the Orange County Community Development and Housing Department.  
Implementation: On-going

### 8.3.3 Senior Housing Program

During the 1984-89 planning period, a goal of 132 "very low" and "low" housing units was set for the City for attainment by the (RHAM). Due to local, state, and national conditions that prevailed at the time attainment of this target was not possible for the City and no lower income housing units were built.

However, in 1989 a 71-unit HUD 202/Section 8 project for low income seniors was approved and is now under construction. Once

completed, these 71 units will be added to the City's current housing stock for low income individuals, thus meeting a portion of the City's current Regional Housing Allocation Model (RHAM) goal to provide 132 very low and low income housing units.

The City's zoning ordinance permits low income senior housing projects subject to a Conditional Use Permit in the C-F-"Community Facilities Zone". In addition, this use is permitted and given flexible development standards through the Conditional Use Permit process in the R-3-"Multiple Family Residential Zone."

At the present time the City does not own any land or have the financial resources to purchase land for a senior housing project. However, through the use of zoning and design flexibility mechanisms the City can do its part to encourage this type of housing. For example, the recently-approved 71-unit HUD/202 Senior Housing Project was permitted at 54 units to the acre, in addition to numerous reductions in City requirements (parking, setbacks, waiving of fees, etc.).

Funding Source: City General Fund  
Responsible Agency: Community Development Department.  
Implementation: On-going

#### 8.3.4 Protection of Mobile Home Parks

The City of Los Alamitos has one mobile home park that provides a total of 110 spaces. Many of the households within this facility are of low-and -moderate income. Because of concern for the welfare of these families and for the retention of the affordable housing which mobile home parks represent, the City has adopted an "M-H" zone which is limited to mobile home use.

Funding Source: City General Fund.  
Responsible Agency: Community Development Department.  
Implementation: On-going

#### 8.3.5 Condominium Conversion Regulations

The City is committed to the preservation of its existing multiple family rental units. Currently 51 percent of the City's housing stock is renter occupied. Accordingly, Section 22-51.6 ("Limitation on Conversion"), of the City's Zoning Ordinance sets a cap of 15 percent condominiums to multiple family units.

According to City Building Department records, 71 condominium units were constructed during 1984. As of 1984, 11 percent of the City's total multiple family units were condominiums.

During subsequent years (1985-89) no condominium units were constructed or created. However, 321 market rate rental multiple



family units were constructed during this period. As of 1989, 9.57 percent of Los Alamitos' multiple housing stock were condominiums.

The City is practically built out and the threat to market rate rental multiple family housing units would be from conversion of existing units to condominiums. However, past and current trends suggest there is no immediate threat to the current multiple family rental market from condominium conversions. A safeguard measure, if this trend ever changes, is the City's existing cap of 15 percent condominiums to existing multiple family units.

Funding Source: City General Fund.  
Responsible Agency: Community Development Department.  
Implementation: On-going

#### 8.3.6 Preservation of Federally Subsidized Housing

The City has confirmed that the only federal-subsidized housing project in Los Alamitos is the recently-constructed 71-unit HUD 202/Section 8 project (Laurel Park Manor). This project was opened in August 1991. According to the non-profit organization operating Laurel Park Manor (Retirement Foundation of Long Beach), they have a 20-year lease on the project which is not scheduled to end until 2011.

By contacting the Orange County Housing Authority, it was confirmed that no other such federally-subsidized projects exist in Los Alamitos and there are no units in the City built through a Density Bonus program.

Included in the conditions of approval for the subject 71-unit project is the restriction that the subject building be used as a senior housing development. The development was built with a reduced parking ratio and it must remain as that use unless the parking is brought into conformity with the proposed non-senior or non-handicapped housing use. This parking restriction makes it difficult to convert this project to another residential use.

Funding Source: City General Fund.  
Responsible Agency: Community Development Department.  
Implementation: Fiscal Year 1992/93

#### 8.3.7 Assisting the Homeless

As discussed in Section 4.0 of this report the City of Los Alamitos currently has four City-based organizations that are providing services to homeless individuals. These services are as follows:

- 1) **Precious Life** (310-431-5025) is a private facility for pregnant homeless women and their infants that has a current ten-bed adult capacity and four-bed capacity for infants. The

shelter was established in 1988 and has received approximately \$15,000 from the City's CDBG funds for rehabilitation.

On the property adjacent to the shelter (within an existing house), construction is under way for the addition of six more beds, a classroom, and administrative offices. The shelter has eventual plans to expand its capacity to serve 35 women. Also planned for the future is long-term apartments for these women. The shelter occupies about .5 acres and consists of numerous on-site buildings. The shelter is close to shopping centers and bus stops. Permitted shelter stay is one year. On-site services include counseling in child care, job seeking and living skills, and assistance with obtaining educational opportunities.

- 2) **Casa Youth Shelter** (310-594-6825) provides shelter and professional counseling for teenage runaways and youths in crisis. The shelter was established in 1978 in Los Alamitos. Since its establishment, Casa Youth Shelter has served 5,902 youths and 21,837 family members, reunited 5,017 youths with their families, and referred 864 youths to alternative living situations. The shelter currently has 12 beds, three of which are for longer term stays.
- 3) **"We Care"** (310-596-9918) is an incorporated, non-profit consortium of 8 to 10 Los Alamitos area churches. Interviews with the consortium's president (Myldred Jones) indicate that "We Care" provides an array of services and assistance to those in need. "We Care" is primarily set up to serve the needs of Los Alamitos residents. Whether it be hot meals, needed rent or utility money, or employment assistance, "We Care" is there to assist area families and individuals who find themselves in a difficult situation due to a job loss or a family illness.
- 4) **Hotline of Southern California** (310-594-0960) This referral service is based in Los Alamitos and provides housing, employment, and medical referrals for Orange County persons in need.

Los Alamitos' zoning ordinance permits transitional and emergency housing shelters in the City's residential and commercial zones with an approved Conditional Use Permit. The City's two existing shelters (Precious Life and Casa Youth) are located on the same City block along Reagan Street in the C-G zone. Precious Life recently purchased a home to the north of their existing shelter and has received City approval to expand their operation to this site. A privately owned home currently exists between the two shelters and it is not known if expansion plans include the purchase of this structure at some point in the future.

The City of Los Alamitos has taken a very active role in assisting with the provision of emergency and transitional housing in the community. Currently the zoning code permits these uses and it has been past City policy to exercise flexibility, through the Conditional Use Permit process, by reducing parking and set back requirements, and waiving certain fees.

Funding Source: State and Federal Grants; Private Investment;  
City General Fund.  
Responsible Agency: Community Development Department.  
Implementation: On going.

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